



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- www.cityoflakegeneva.gov

**REGULARCOMMON COUNCIL
MONDAY, DECEMBER 9, 2024 - 6:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)**

Members:

Mayor Todd Krause, Council President, Mary Jo Fesenmaier, Council Vice President, Cindy Yager, Alderpersons: Sherri Ames, Peg Esposito, Linda Frame, Joel Hoiland, Cathy Stoodley, and Shari Straube

Watch this meeting on the City of Lake Geneva's live video stream:
<https://cityoflakegeneva.gov/319/City-Meetings-Video-Stream>

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Awards, Presentations, Proclamations, and Announcements
5. Re-consider business from previous meeting
6. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes
7. Acknowledgement of Correspondence
8. Approve the Regular Council Minutes of November 25, 2024 and Special Council Minutes of December 4, 2024
9. Discussion/Action regarding Licenses and Permits
 - a. Temporary Class "B" Beer application filed by St Francis de Sales for The event of Chili Cook-Off on Januray 18, 2025
 - b. Temporary "Class B" Wine/Class "B" Beer application filed by St. Francis de Sales for the event of Spaghetti Dinner on February 22, 2025
 - c. Temporary Class "B" Beer application filed by St. Francis de Sales for the event of Irish Trivia Night on March 22, 2025
 - d. Public Event Permit Application with Street Use/Closure filed by VISIT Lake Geneva for the event of Winterfest from January 29 to February 2, 2025
10. Discussion/Action regarding authorizing the Historic Preservation Commission to apply for the Wisconsin Historical Society grant for a citywide property survey update - Ald Esposito

- 11. Discussion/Recommendation regarding pay application #3 from Wolf Paving for the 2024 Lake Geneva Street Program in the amount of \$275,160.82**
- 12. Acceptance of the Pre-Paid and Regular Check Reports**
 - a. Pre-Paid Checks: \$41,902.89**
 - b. Regular Checks: \$328,026.09**
- 13. Discussion/Action regarding recommendation of the Plan Commission- Ald. Esposito**
 - a. Conditional Use Permit (CUP) application filed by Kurt Jennison, N3382 County Road H, Lake Geneva, Wisconsin 53147, for a request to allow for a relocation and expansion of the previously approved Indoor Commercial Entertainment land use (Lake Geneva Billiards Club) in the Central Business (CB) zoning district for the property located at 772 W. Main Street Suite 04, Tax Key No. ZOP00321**
 - b. Conditional Use Permit (CUP) application filed by George and Carol Zimmermann at 61 Lakeview Drive, Lake Geneva, for a request to allow a partial second floor in the Estate Residential (ER-1) zoning district for the property located at 61 Lakeview Drive, Tax Key No. ZLM 00078**
 - c. Amendment to a General Development Plan (GDP) filed by Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, Wisconsin, for the reconstruction of the electrical substation located at 255 Mill Street, Tax Key No. ZA312100002**
- 14. Motion to go into Closed Session pursuant to Wis. Stat. 19.85(1)(c) for the purposes of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility regarding:**
 - a. Interview and Hiring of a City Administrator**
 - b. Review WPPA collective bargaining agreement**
- 15. Motion to return to open session pursuant to Wisconsin Statutes 19.85 (2) and take action on any items discussed in closed session**
- 16. Adjournment**

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the City Clerk's office in advance so the appropriate accommodations can be made.

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL MINUTES
MONDAY, NOVEMBER 25, 2024 - 6:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members: Mayor Todd Krause, Council President, Mary Jo Fesenmaier, Council Vice President, Cindy Yager, Alderpersons: Sherri Ames, Peg Esposito, Linda Frame, Joel Hoiland, Ken Howell, and Shari Straube

Call to Order

by Mayor Krause at 6:02 pm.

Pledge of Allegiance

Aldersperson Esposito

Roll Call

Present: Todd Krause, Sherri Ames, Shari Straube, Mary Jo Fesenmaier, Linda Frame, Peg Esposito, Joel Hoiland and Cynthia Yager. Absent: Ken Howell. Others present.

Awards, Presentations, Proclamations, and Announcements

Mayor Krause announced there are multiple openings on various boards, committees and commissions. Interim City Administrator De Angelis gave an update regarding Channel 25. Mayor Krause wished everyone a Happy Thanksgiving.

Re-consider business from previous meeting

None.

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes

Paul Hummel, Mary Janzen Quinn, Jeremy Nafziger, Kirk Ladu, Linda Robinson and Scott Robinson all shared concerns about the short term rentals and the STR ordinance. Ken Etten spoke about the budget and short term rental ordinance.

Acknowledgement of Correspondence

One email correspondence was received.

Approve the Regular Council Minutes from November 11, 2024

Motion by Hoiland to approve, second by Yager. Voice vote, approved, motion carried.

Mayoral Appointments

Discussion/Action regarding Appointment of Craig Lambrecht to the Board of Park Commissioners term ending May 1, 2026

Motion by Yager to approve, second by Hoiland. Voice vote, approved, motion carried.

Discussion/Action on temporary appointment of Cathy Stoodley as alderman for the 4th District of the City of Lake Geneva in place of Ken Howell pursuant to §62.09(5)(d), Wis. Stats., until such time as Ken Howell can resume his duties as alderman of the 4th District

Motion by Hoiland to approve, second by Frame. Roll call vote: Hoiland, yes; Frame, yes; Straube, yes; Yager, yes; Esposito, yes; Fesenmaier, yes; Ames, yes. Motion carried.

Aldersperson Yager asked about the process for filling the vacancies for positions currently held by Stoodley.

Discussion/Action on temporary appointment of Cathy Stoodley to all committees, boards, and commissions currently held by Ken Howell until such time as Ken Howell can resume his duties as alderman of the 4th District of the City of Lake Geneva

Motion by Frame to approve, second by Ames. Discussion took place regarding filling vacancies on boards, committees and commissions and the differences between designated and appointed roles.

Motion by Fesenmaier to amend and appoint Alderperson Ames as FLR chair, second by Yager. Roll call vote: Fesenmaier, yes; Yager, yes; Hoiland, no; Esposito, yes; Frame, no; Straube, no; Ames, yes. Motion carried 4-3. Main motion roll call vote: Frame, yes; Ames, yes; Straube, yes; Fesenmaier, yes; Esposito, yes; Hoiland, yes; Yager, yes. Motion carried.

Presentation regarding Short Term Rental Statistics from the Police Department

Chief Gritzner reported on Police Department statistics regarding short term rentals comparing 2023 to 2024.

Presentation and Public Hearing of the proposed 2025 Municipal Operating and Capital Budgets for the City of Lake Geneva

Finance Director Laura Pisarcik presented on the 2025 Municipal Operating and Capital Budgets. Mayor Krause opened the public hearing. Luke Pfeifer spoke regarding the budget and asked questions about the tourism and Riviera expenses. Scott Robinson asked about the STR software in the budget. Spyro Condos thanked city staff for their work on the budget and with the BID. The public hearing was closed.

Discussion/Action regarding Resolution 24-R61 a resolution adopting the City of Lake Geneva 2025 Budget and 2024 Tax Levy

Motion by Hoiland to approve, second by Ames. Roll call vote: Hoiland, yes; Ames, yes; Yager, yes; Straube, yes; Esposito, yes; Fesenmaier, yes; Frame, yes. Motion carried.

First Reading of Ordinance 24-20, an ordinance amending Chapter 2, Administration, Article V, Boards and Commissions, Division 4, Library Board Section 2-281, Composition of the Municipal Code of the City of Lake Geneva, Wisconsin is amended changing the description of an individual from an adjacent municipality who may become a member of the Library Board

Library Director Emily Kornak explained the library board requested that any adjacent municipality be able to recommend members for the library board. Motion by Yager to move to the second reading, second by Frame. Voice vote, approved, motion carried. Motion by Ames to approve Ordinance 24-20, second by Yager. Voice vote, approved, motion carried.

Discussion/Action regarding recommendation of the Finance, Licensing, and Regulation Committee - Ald. Ames

2025-2026 Commercial Buoy Lease Agreement with Marina Bay Boat Rentals, Inc

Motion by Ames to approve, second by Hoiland. Voice vote, all approved, motion carried.

Lifeguard Services Agreement with the Geneva Lake Water Patrol for the 2025 Summer Season

Motion by Ames to approve, second by Yager. Voice vote, approved, motion carried.

Bid award for Project 2024-13-A, post replacement at Lions Den Concession Building and concrete pads under player benches at Veterans Park to Glen Fern Construction for an amount not to exceed \$14,560

Motion by Ames to approve, second by Hoiland. Roll call vote: Ames, yes; Hoiland, yes; Yager, yes; Straube, yes; Esposito, yes; Frame, yes; Fesenmaier, yes. Motion carried.

Purchase of five Park Benches from Columbia Cascade Company in an amount not to exceed \$22,500, to be paid for using Park Impact Fees

Motion by Ames to approve, second by Yager. Roll call vote: Ames, yes; Yager, yes; Fesenmaier, yes; Esposito, yes; Straube, yes; Hoiland, yes; Frame, yes. Motion carried.

Contract Change Order 2 from Wolf Paving for the 2024 Street Program in the amount of \$16,500

Motion by Ames to approve, second by Hoiland. Roll call vote: Ames, yes; Hoiland, yes; Esposito, yes; Frame, yes; Yager, yes; Straube, yes; Fesenmaier, yes. Motion carried.

Pay Request 2 from Wolf Paving for the 2024 Street Program in the amount of \$278,007.84

Motion by Ames to approve, second by Hoiland. Roll call vote: Ames, yes; Hoiland, yes; Frame, yes; Fesenmaier, yes; Straube, yes; Yager, yes; Esposito, yes. Motion carried.

Pre-Paid and Regular Check Reports approved by FLR November 19, 2024

Motion by Ames to approve, second by Hoiland. Roll call vote: Ames, yes; Hoiland, yes; Fesenmaier, yes; Frame, yes; Straube, yes; Esposito, yes; Yager, yes. Motion carried.

Discussion/Action regarding recommendation from Plan Commission - Ald. Esposito

Amendment to a Precise Implementation Plan (PIP) filed by Gregory Hughes, 2737 Central Street, Evanston, Illinois for the property at 80 Geneva Square, Tax Key No. ZYUP 00137C1 (referred from Plan Commission with no recommendation)

Motion by Esposito to send the item back to Plan Commission, second by Yager and discussion took place.

Motion by Esposito to suspend the rules, so the applicant can speak, second by Ames. Voice vote, approved, motion carried. The applicant spoke regarding the building, plans and ADA requirements. Alderperson Esposito withdrew her motion to send the item back to Plan Commission, second by Yager.

Motion by Esposito to approve the Precise Implementation Plan filed by Gregory Hughes, second by Frame. Voice vote, approved, motion carried.

Discussion/Action regarding Ordinance 24-13, Zoning Text Amendments to §98-206(y) Short-Term Rental, and all subsections thereunder of the City of Lake Geneva Zoning Ordinance and adding sub-sub-subsection 2. "Resident reporting" to §98-206(y) Short-Term Rental, of the City of Lake Geneva Zoning Ordinance all of which change definitions, regulations, and penalties for short-term rentals in the City of Lake Geneva, Wisconsin (continued from November 11, 2024)

Motion by Hoiland to approve, motion failed due to no second. Discussion took place regarding violations and enforcement.

Motion by Hoiland to approve, second by Straube. Roll call vote: Hoiland, yes; Straube, yes; Ames, no; Frame, yes; Yager, yes; Esposito, yes; Fesenmaier, no. Motion carried 5-2.

Adjournment

Motion by Hoiland to approve, second by Ames. Voice vote, approved, motion carried. Adjourned at 8:28 pm.

Lacey L. Reynolds
City Clerk

**CITY OF LAKE GENEVA SPECIAL COMMON COUNCIL MINUTES
WEDNESDAY, DECEMBER 4, 2024 - 3:45 PM
LAKE GENEVA CITY HALL; POLICE TRAINING ROOM (2ND LEVEL)**

Members: Mayor Todd Krause, Council President, Mary Jo Fesenmaier, Council Vice President, Cindy Yager, Alderpersons: Sherri Ames, Peg Esposito, Linda Frame, Joel Hoiland, Cathy Stoodley, and Shari Straube

Call to order

by Mayor Krause at 3:45 pm.

Pledge of Allegiance

Aldersperson Yager

Roll Call

Present: Todd Krause, Sherri Ames, Shari Straube, Mary Jo Fesenmaier, Linda Frame, Peg Esposito, Joel Hoiland, Cathy Stoodley, Cynthia Yager. Also present: City Administrator Dave De Angelis, City Clerk Lacey L. Reynolds and Consultant Lee Szymborski.

Discussion/Recommendation regarding Council meeting schedule for the month of December 2024

Motion by Ames to cancel the December 23, 2024, Council meeting, second by Frame. Voice vote, approved, motion carried.

Motion to go into Closed Session pursuant to Wisconsin Statutes 19.85(1)(c) for the purposes of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility regarding: Interviewing Candidates for the City Administrator position

Motion by Hoiland, second by Ames. Roll call vote: Hoiland, yes; Ames, yes; Straube, yes; Fesenmaier, yes; Frame, yes; Esposito, yes; Yager, yes; Stoodley, yes. Motion carried.

Motion to return to open session pursuant to Wisconsin Statutes 19.85 (2) and take action on any items discussed in closed session

Motion by Frame, second by Stoodley. Roll call vote: Frame, yes; Stoodley, yes; Yager, yes; Hoiland, yes; Esposito, yes; Fesenmaier, yes; Straube, yes; Ames, yes. Motion carried.

Adjournment

Motion by Ames to adjourn, second by Frame. Voice vote, approved, motion carried.

Lacey L. Reynolds
City Clerk

License(s) Requested	Fees	
☐ Temporary "Class B" Wine	License Fees	\$ 10.00
☒ Temporary Class "B" Beer	Background Check	\$
	Total Fees	\$ 10. ⁰⁰

Part A: Organization Information		
1. Organization Name St. Francis de Sales Parish		
2. Organization Permanent Address 148 West Main St		
3. City Lake Geneva	4. State WI	5. Zip Code 53147
6. Mailing Address (if different from permanent address)		
7. [REDACTED]	8. Date of Organization/Incorporation 1948 / 8-15-1915	9. State of Organization/Incorporation WISCONSIN
10. Phone 262-248-8524	11. Email parish@SFDSLG.org	
12. Organization type (check one) ☐ Bona Fide Club ☒ Church ☐ Fair Association/Agricultural Society ☐ Veteran's Organization ☐ Lodge/Society ☐ Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.		
13. Is this organization required to hold a Wisconsin Seller's permit? ☐ Yes ☒ No		
14. Wisconsin Seller's Permit Number (if applicable)		

Part B: Individual Information			
List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary. Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).			
Last Name	First Name	Title	Phone
Guthrie	Raymond	Pastor	[REDACTED]
Zappitelli	Fran	Trustee-Treasurer	
Hoyes	Margot	Trustee-Secretary	
McCormick	Robert	Agent	

Continued →

Part C: Event Information			
1. Name of Event (if applicable) Chili Cook Off			
2. Dates of Operation January 18, 2025		3. Hours of Operation 5:30 PM - 9 PM	
4. Premises Address 148 West Main St			
5. City Lake Geneva		6. State WI	7. Zip Code 53147
8. County	9. Governing Municipality ☐ City ☐ Town ☐ Village of: _____		10. Aldermanic District
11. Organizer of Event (if not the named applicant)		12. Email and/or Phone Number for Organizer of Event	
13. Organizer Website		14. Event Website	
15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. The Church Parish Center			

Part D: Attestation		
Who must sign this application? • one officer or director of the nonprofit organization		
READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.		
Last Name Guthrie	First Name Raymond	M.I. P
Title Pastor		
Signature Raymond Guthrie		Date 11-19-24

Part E: For Clerk Use Only	
Date Application Was Filed With Clerk 11/22/24	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk	

Alcohol Beverage
Appointment of Agent

Date



Agent Type (check one)

- ☐ Original (no fee) ☐ Successor (\$10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

ST. Francis de Sales Parish

2. Business Trade Name or DBA

3. Entity Type (check one)

- ☐ Limited Liability Company ☐ Corporation ☒ Nonprofit Organization

4. Alcohol Beverage Business Authorization (check one)

- ☐ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name

McCormick

2. First Name

Robert

3. M.I.

F

4. Email

5. Phone

6. Home Address

7. Business Address

8. State

WI

9. Zip Code

10. Age

11. Drivers License/State ID Number

12. Drivers License/State ID State of Issuance

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? ☒ Yes ☐ No
Submit proof of completion.
2. Have you completed Form AB-100, Alcohol Beverage Individual Questionnaire? ☒ Yes ☐ No
Submit a completed Form AB-100 with this form.
3. Have you been a Wisconsin resident for at least 90 continuous days? ☒ Yes ☐ No
See instructions for exceptions.

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name	First Name	M.I.
Guthrie	Raymond	R
Title	Email	Phone
Pastor	[REDACTED]	
Signature	Date	
Raymond Guthrie	11-19-24	

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name	First Name	M.I.
McCormick	Robert	F
Signature	Date	
Robert McCormick	Nov-20-2024	

ETC #160
11/27/2024

Temporary Alcohol Beverage License

Municipality
Lake Geneva

License(s) Requested	Fees	
☒ Temporary "Class B" Wine ☒ Temporary Class "B" Beer	License Fees	\$ 10.00
	Background Check	\$
	Total Fees	\$ 10.00

Part A: Organization Information

1. Organization Name St. Francis de Sales Parish		
2. Organization Permanent Address 148 West Main St		
3. City Lake Geneva	4. State WI	5. Zip Code 53147
6. Mailing Address (if different from permanent address)		
7. FEIN [REDACTED]	8. Date of Organization/Incorporation 1948 / 8-15-1915	9. State of Organization/Incorporation WISCONSIN
10. Phone 262-248-8524	11. Email parish@SFDSLG.org	
12. Organization type (check one) ☐ Bona Fide Club ☒ Church ☐ Fair Association/Agricultural Society ☐ Veteran's Organization ☐ Lodge/Society ☐ Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.		
13. Is this organization required to hold a Wisconsin Seller's permit? ☐ Yes ☒ No		
14. Wisconsin Seller's Permit Number (if applicable)		

Part B: Individual Information

List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.

Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).

Last Name	First Name	Title	Phone
Guthrie	Raymond	Pastor	[REDACTED]
Zappitelli	Fran	Trustee-Treasurer	
Hajes	Margot	Trustee-Secretary	
McCormick	Robert	Agent	

Continued →

Part C: Event Information			
1. Name of Event (if applicable) <i>Spaghetti Dinner</i>			
2. Dates of Operation <i>February 22, 2025</i>		3. Hours of Operation <i>5:30 PM - 9 PM</i>	
4. Premises Address <i>148 West Main St</i>			
5. City <i>Lake Geneva</i>		6. State <i>WI</i>	7. Zip Code <i>53147</i>
8. County	9. Governing Municipality ☐ City ☐ Town ☐ Village of: _____		10. Aldermanic District
11. Organizer of Event (if not the named applicant)		12. Email and/or Phone Number for Organizer of Event	
13. Organizer Website		14. Event Website	
15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. <i>The Church Parish Center</i>			

Part D: Attestation		
Who must sign this application?		
• one officer or director of the nonprofit organization		
READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.		
Last Name <i>GUTHRIE</i>	First Name <i>Raymond</i>	M.I. <i>P</i>
Title <i>Pastor</i>	Email [REDACTED]	Phone [REDACTED]
Signature <i>Raymond Guthrie</i>		Date <i>11-19-24</i>

Part E: For Clerk Use Only	
Date Application Was Filed With Clerk <i>11/22/24</i>	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk	

Agent Type (check one)

- ☐ Original (no fee) ☐ Successor (\$10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (Individual name if sole proprietor)

ST. Francis de Sales Parish

2. Business Trade Name or DBA

3. Entity Type (check one)

- ☐ Limited Liability Company ☐ Corporation ☒ Nonprofit Organization

4. Alcohol Beverage Business Authorization (check one)

- ☐ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name

McCormick

2. First Name

Robert

3. M.I.

F

4. Email

5. Phone

7. City

8. State

9. Zip Code

10. Age

D State of Issuance

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? ☒ Yes ☐ No
Submit proof of completion.
2. Have you completed Form AB-100, Alcohol Beverage Individual Questionnaire? ☒ Yes ☐ No
Submit a completed Form AB-100 with this form.
3. Have you been a Wisconsin resident for at least 90 continuous days? ☒ Yes ☐ No
See instructions for exceptions.

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Guthrie		First Name Raymond		M.I. P
Title Pastor	Email [REDACTED]		Phone	
Signature <i>Raymond Guthrie</i>			Date 11-19-24	

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name McCormick		First Name Robert		M.I. F
Signature <i>Robert McCormick</i>			Date Nov-20-2024	

ETL#160
11/27/2024

License(s) Requested	Fees	
☐ Temporary "Class B" Wine	License Fees	\$ 10.00
☒ Temporary Class "B" Beer	Background Check	\$
	Total Fees	\$ 10.00

Part A: Organization Information		
1. Organization Name St. Francis de Sales Parish		
2. Organization Permanent Address 148 West Main St		
3. City Lake Geneva	4. State WI	5. Zip Code 53147
6. Mailing Address (if different from permanent address)		
7. FEIN [REDACTED]	8. Date of Organization/Incorporation 1948 / 8-15-1915	9. State of Organization/Incorporation WISCONSIN
10. Phone 262-248-8524	11. Email parish@SFDSLG.org	
12. Organization type (check one) ☐ Bona Fide Club ☒ Church ☐ Fair Association/Agricultural Society ☐ Veteran's Organization ☐ Lodge/Society ☐ Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.		
13. Is this organization required to hold a Wisconsin Seller's permit? ☐ Yes ☒ No		
14. Wisconsin Seller's Permit Number (if applicable)		

Part B: Individual Information			
List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary. Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).			
Last Name	First Name	Title	Phone
Guthrie	Raymond	Pastor	[REDACTED]
Zappitelli	Fran	Trustee-Treasurer	
Hoyes	Margot	Trustee-Secretary	
McCormick	Robert	Agent	

Continued →

Part C: Event Information			
1. Name of Event (if applicable) <i>IRish Trivia Night</i>			
2. Dates of Operation <i>March 28, 2025</i>		3. Hours of Operation <i>5:30 PM - 9:00 PM</i>	
4. Premises Address <i>148 W. Main St</i>			
5. City <i>Lake Geneva</i>		6. State <i>WI</i>	7. Zip Code <i>53147</i>
8. County	9. Governing Municipality ☐ City ☐ Town ☐ Village of: _____		10. Aldermanic District
11. Organizer of Event (if not the named applicant)		12. Email and/or Phone Number for Organizer of Event	
13. Organizer Website		14. Event Website	
15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. <i>The Church Parish Center</i>			

Part D: Attestation		
Who must sign this application?		
• one officer or director of the nonprofit organization		
READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.		
Last Name <i>Guthrie</i>	First Name <i>Raymond</i>	M.I. <i>P</i>
Title <i>Pastor</i>	Email [REDACTED]	Phone [REDACTED]
Signature <i>Raymond Guthrie</i>		Date <i>11-19-24</i>

Part E: For Clerk Use Only	
Date Application Was Filed With Clerk <i>11/22/24</i>	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk	

Agent Type (check one)

- ☐ Original (no fee) ☐ Successor (\$10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (Individual name if sole proprietor)

ST. Francis de Sales Parish

2. Business Trade Name or DBA

3. Entity Type (check one)

- ☐ Limited Liability Company ☐ Corporation ☒ Nonprofit Organization

4. Alcohol Beverage Business Authorization (check one)

- ☐ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name

McCormick

2. First Name

Robert

3. M.I.

F

4. Email

5. Phone

6. State

WI

9. Zip Code

10. Age

Date of Issuance

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? ☒ Yes ☐ No
Submit proof of completion.
2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire*? ☒ Yes ☐ No
Submit a completed Form AB-100 with this form.
3. Have you been a Wisconsin resident for at least 90 continuous days? ☒ Yes ☐ No
See instructions for exceptions.

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name	First Name	M.I.
Guthrie	Raymond	R
Title	Phone	
Pastor		
Signature	Date	
Raymond Guthrie	11-19-24	

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name	First Name	M.I.
McCormick	Robert	F
Signature	Date	
Robert McCormick	Nov-20-2024	

ER #160

11/27/2024



CITY OF LAKE GENEVA EVENT PERMIT APPLICATION
Please fill in all blanks completely, as incomplete applications will be rejected. Applications for Public Events must be submitted AT LEAST 45 DAYS prior to the proposed event date for consideration.

Section I- APPLICANT INFORMATION

Name of Applicant: VISIT Lake Geneva
Name of Event Organizer/Producer: VISIT Lake Geneva
Production Company/Organization: VISIT Lake Geneva FEIN #: [REDACTED]
Street Address: 527 Center St
City: Lake Geneva State: WI Zip code: 53147
E-mail Address: [REDACTED]
Daytime Phone: [REDACTED] Cell Phone: [REDACTED]
Are you a ☐ Business/Individual OR ☒ Non-Profit Organization 501(c) 6
EIN # (Tax Exempt Number): [REDACTED]
*All non-profits must present a copy of their current Tax ID- EIN#

Section II- EVENT INFORMATION- Select all that apply

☐ **Private Event/Shelter Reservation-** Use of City of Lake Geneva Park and or Park Shelter for private use or event not that is not open to the public. Examples: family reunion, birthday party, club meeting, team practice. *Local non-profits exempt from fees

- | | | |
|--|-----------|-----------------|
| ☐ Flat Iron Park Brunk Pavilion | \$250/day | |
| ☐ Gazebo-Flat Iron Park | \$125/day | |
| ☐ Seminary Park Shelter | \$75/day | |
| ☐ Cobb Park Shelter | \$75/day | |
| ☐ Park Use (no shelter) | \$75/day | Location: _____ |

☒ **Street Use/Closure** \$75/day
Describe in Section III on page 3 of application

☒ **Public Event-**Event open to the public, including ticketed or open admission. Examples: festival, art/ware sale/market, concert, community activity, parade. *Non-profits exempt from fees

Application fee: ☐ \$100- submitted at least 60 days prior
☐ \$300- submitted at least 45 days but fewer than 60 days prior

Select parks/facilities used during event, fees applied from list above:

- | | |
|--|---|
| <u>Parks</u> | <u>Shelters</u> |
| ☒ Flat Iron Park | ☐ Brunk Pavilion ☐ Gazebo |
| ☐ Seminary Park | ☐ Seminary Park Shelter |
| ☐ Cobb Park | ☐ Cobb Park Shelter |
| ☐ Library Park | |
| ☒ Other: | |

Lake Geneva Winterfest

1. Title of Event: _____
2. Date(s) of Event: Wednesday, January 29 - Sunday, February 2, 2025
3. Location(s) of Event: Riviera Building/Plaza/Beach, Flat Iron Park, Wrigley Dr (Broad-Center
4. Hours: 11am Wednesday, January 29 to 5pm Sunday, February 2
Note: Start Time & End Time
5. Event Chair/Contact Person: Brie Pacey Phone: [REDACTED]
6. Day of Event Contact Name: Brie Pacey Phone: [REDACTED]
7. Is the event open to the public? ☒ Yes ☐ No
8. Will you charge an admission fee? ☐ Yes ☒ No
9. Estimated Attendance Number: 65,000
10. Basis for estimate: Prior year's event attendance
11. Will you be setting up a tent? ☒ Yes ☐ No

If yes, list the location, size, Rental Company, and proof of completion of locates.

Boy Scout concessions tent and Pearce's Farm Stand Tent on one lane of Wrigley Drive in front of VISIT Lake Geneva's Visitor Center. Rental by Step It Up Rental. Size 10' x 100'.

12. Will there be any animals? ☐ Yes ☒ No

If yes, what type and how many: _____

13. **Attach a detailed description of proposed event with map of the exact location of the event and/or route.**

14. Description of plan for handling refuse collection and after-event clean-up:

VISIT Lake Geneva staff to ensure disposal and cleanup. Dedicated garbage receptacles will be placed at Visitor Center for Vendor use.

15. Description of plan for providing event security (if applicable):

Provided by City Public Works, paid for by VISIT Lake Geneva, coverage during overnight

(6pm-6am) plus daytime hours Friday, Saturday, and Sunday.

16. Will there be fireworks or pyrotechnics at your event? ☐ Yes ☒ No

If yes, please attach a fireworks display permit or application.

17. Will your event include the sale of beer and/or wine? ☐ Yes ☒ No

If yes, please attach a completed Temporary Alcohol License & Temporary Operator License Application.

18. Will you or any other vendors be selling food or merchandise? ☒ Yes ☐ No

If yes, please attach list of proposed vendors, including business name and type of food/merchandise sold.

19. Do you intend to use the available picnic tables and benches in the location? ☐ Yes ☒ No

Continue to next page...

Section III- STREET USE

☐ Check if this section does not apply

Required for any event using a public street. Per Sec. 62-243 of the municipal code, this application must include the following attachments:

■ Certificate of Comprehensive General Liability Insurance with the City, its employees and agents as additional insured with coverage for contractual liability with minimum limits of \$500,000 per occurrence for bodily injury and property damage limits of \$250,000 per occurrence.

☐ Petition signed by more than half of the residential dwelling units and/or commercial units residing along that portion of the street designated for the proposed use or whose property is denied access by virtue of the granting of the permit.

1. Description of portion(s) of road(s) to be used:

Road closures must include rental of barricades; must be coordinated with the City of Lake Geneva Department of Public Works

Wrigley Dr between Broad and Center Streets. Elements on road to include Boy Scout warming/concessions tent, Pearce's Farm Stand tent, and Kunes (sponsor) vehicles.

Utilizing city barricades on Wrigley entrance and exit.

(10 SPACES)

2. Will any parking stalls be used or blocked during the event?

■ Yes ☐ No

Parking Stall daily fees or bagging of Parking Stall fees are not included with the event permit fee; arrangements must be made with the City of Lake Geneva Parking Manager

Dates of Use: Wednesday, January 29 - Sunday, February 2, 2025

Total Number of Parking Stalls being Requested:

47 + Center St Lot

Parking Stall Number(s) and Location: Center St parking lot plus west side stalls on Center St from Center St lot to Wrigley Dr

3. Description of Signage to be used during event:

Various banners and wayfinding signage between The Riviera and Flat Iron Park

**The use of City Street Banner poles will require a separate, complete Street Banner Display Application*

4. Anticipated Services

Please indicate below any additional services you are requesting for your event. Estimated Fees or Deposits for these services may be required prior to issuance of permit(s)

■ **Electricity;** Explain: Portable light towers in Flat Iron Park and Riviera Plaza, along Wrigley Dr and Center St for night snow sculpting

☐ **Water;** Explain: _____

☐ **Traffic Control;** Explain: _____

■ **Police Services;** Explain: Police/CSO foot patrol during span of event

☐ **Fire/EMS Services;** Explain: _____

☐ **Other;** Explain: _____

***Please note:** The City of Lake Geneva, the Police Department and/or Fire Department have the right to cancel an event due to inclement weather or any safety risk.

***All Parks and Public Spaces must be left the way they were originally found. A credit card is required to be placed on file with the City Clerk's office should the park or public space incur any damage or has not been cleaned up. Any charges will be communicated to the card holder prior to credit card processing.**



The applicant for her/himself and for other persons, organizations, firms and corporations, if any listed in this application, being of sound mind and body, do hereby freely, voluntarily and knowingly, now and for all times, fully save and hold harmless and defend, the CITY OF LAKE GENEVA, a Wisconsin Municipal Corporation located in the Walworth County, and each and every of its elected and appointed officials, employees, representatives, agents, heirs, and assigns, jointly and severally from and against any and all claims, causes of action, actions, liabilities, demands, losses, damages, and/or expenses of whatsoever kind and nature including counsel or attorneys' fees, which I have or may, at any time, incur or sustain arising from, resulting from, incurred in consequence of, or pertaining to, any and all intentional and negligent acts, omissions, incidents, activities and transactions, of whatever kind and nature, direct or indirect, of mine own and those of or by the CITY OF LAKE GENEVA, and each and every of its elected and appointed officials, employees, representatives, and agents, regardless of when or where, occurring or arising from this event.

Applicant Signature: Brianna L Pacey Date: 11/19/2024



JANUARY 29 – FEBRUARY 2, 2025

2025 marks Winterfest's 30th year as Lake Geneva's most prominent winter event. VISIT Lake Geneva is proud to welcome residents and visitors from around the Midwest to this epic event.

EVENT LAYOUT

The layout of Winterfest 2025 will essentially be the same as in past years, utilizing Riviera Plaza and Flat Iron Park as the sites for Winterfest's snow sculpting competition with Wrigley Drive between Broad and Center Streets as the "connector" between the two. This footprint has proven optimal in the pedestrian flow and snow sculpting spectators. There will be 15 sculpting teams competing. This year we will have four to five teams located at the Riviera Plaza and the others at Flat Iron Park. Placement for viewing at Flat Iron Park will be split between facing Wrigley Dr. and Center St. As in prior years, we will work with City staff to address traffic flow and adjust as necessary or advised.

Setup for the event will begin **Monday, January 27**, with snow being delivered by the Grand Geneva Resort and competition snow blocks being set in place at Riviera Plaza and Flat Iron Park with assistance from City Public Works staff. Once blocks are set, sculpting areas will be roped off and team flags and signs installed in preparation for the competition starting on **Wednesday, January 29**.

VISIT Lake Geneva, as we have traditionally done, would like to use both the lower and upper levels of the Riviera during Winterfest 2025. The lower level will house staff operations and act as a meeting space, plus a warming/hospitality station for sculptors. The Riviera Ballroom will be used for a private team/sponsor dinner on Wednesday evening. The Riviera will also be open to the public on Saturday and Sunday as a warming center offering restrooms, concessions, entertainment and awards ceremony.

Storage pods for event and sculptor equipment will be placed next to the Riviera and Visitor Center buildings. Additional equipment to be brought in includes light towers around the sculpting areas, portable toilets, and tents (see map for location specifics).

The closure of Wrigley Drive between Broad Street and Center Street will also provide optimal space to place vendors who will sell coffee, hot chocolate, and food items. (See Vendor Area below).

VENDOR AREA

Up to three vendors, including Boy Scouts and Pearce's Farm Stand, will be located on one lane of Wrigley Dr starting Friday through Sunday. We are currently soliciting vendors and will confirm the final vendor list to the City before the start of the event.

Vendors will be stationed along Wrigley Drive between VISIT Lake Geneva's Visitors Center and Center Street (closed to traffic) facing Flat Iron Park and allowing plenty of road space for pedestrians and emergency vehicles. Vendors will provide their own tents and other supplies to vend. The returning Boy Scout's concession/warming tent and Pearce's Farm Stand will be on the lakeside lane of Wrigley Drive. A limited number of spaces with electrical access will be offered via light poles and/or portable light stations as designated by Public Works staff.

ASSOCIATED ACTIVITIES

We are looking forward to hosting entertainment, concessions, and a warming area on the second level of the Riviera as in the past, as well as hosting the private Sponsor/Team Dinner in the Riviera Ballroom on **Wednesday evening, January 29**.

Bonfires on the Beach – We will host bonfires on Riviera Beach again in 2025, on Friday and Saturday evenings from 5:00 to 8:00 pm. Fire pits will be spread out to encourage smaller groups and will be placed a safe distance from the water's edge. VISIT Lake Geneva will partner with a local nonprofit organization to manage the fires, sale of s'mores supplies and hot chocolate/coffee, etc. Firewood will be delivered and stacked earlier in the week. Use of the Beach House is also requested for concessions as noted above (no restrooms or plumbing) and VISIT Lake Geneva will ensure they're cleaned and secured after each night's use. Entrance to the bonfires will be via the entrance gate at Riviera Plaza.

Fire Dancers – We will host fire dancers on Riviera Beach again in 2025, on Friday and Saturday evenings at 5:30 and 6:30pm. Each set will be roughly 20 to 30 minutes long. The dancer's perimeter will be enclosed with flag rope, so the public is distanced from them.

Downtown Ice Sculpture Walk – In its sixth year, the Downtown Ice Sculpture Walk will be an associated event / activity during Winterfest 2025. An estimated 50 - 60 Downtown businesses will sponsor professionally carved ice sculptures that will be placed in front of their storefronts as a public art display. The Ice Walk will be promoted with dedicated marketing and within Winterfest's overall promotion. This activity has been successful in drawing additional interest and visitation to Downtown Lake Geneva and moving pedestrians to/from the snow sculpting activity along the lakefront to patronize local businesses. Sculptures will be installed at business locations on **Thursday morning, January 30** (weather permitting) and will remain on display until they melt.

Additional Local Events & Activities - More special events, activities and promotions by local businesses and attractions will be promoted as part of the Winterfest weekend festivities as in prior years.

NEW IN 2025

Human Dog Sled Races – We will host human dog sled races on Sunday, (times TBD) on Riviera Beach. This is going to be a fun entertainment activity that is unique to winter. Teams of people will gather to pull a traditional dog sled across a 60-yard snowy course. Each team consists of six people – a rider, a musher, and four people who pull the sled. This will be a single elimination course with two teams racing against each other. This will be a lively event for the last day of Winterfest.

EVENT TIMELINE

MONDAY, JANUARY 27

- Operations set up at lower Riviera
- Snow delivered and snow blocks constructed
- Tool storage pods delivery and setup (Riviera/Flat Iron Park)
- Portable restroom delivery and setup

TUESDAY, JANUARY 28

- Snow delivered and snow blocks constructed (cont'd)
- Team sculpting areas set up (flag/signs/roping)

WEDNESDAY, JANUARY 29

- Boy Scout concession tent delivery and setup starting at 8am
- The Event opens and sculpting competition begins at 11am
- Team/Sponsor Dinner in Riviera Ballroom

THURSDAY JANUARY 30

- Sculpting competition continues
- Ice Sculpture Walk installed Downtown – early morning

FRIDAY, JANUARY 31

- Sculpting competition continues
- Outdoor vendor set up 8-10am; vendors open 10am-5pm
- Concession setup 2 - 4pm in Riviera Ballroom
- Bonfires on the Beach – 5 - 8pm
- Fire Dancers on the Beach 5:30 and 6:30pm

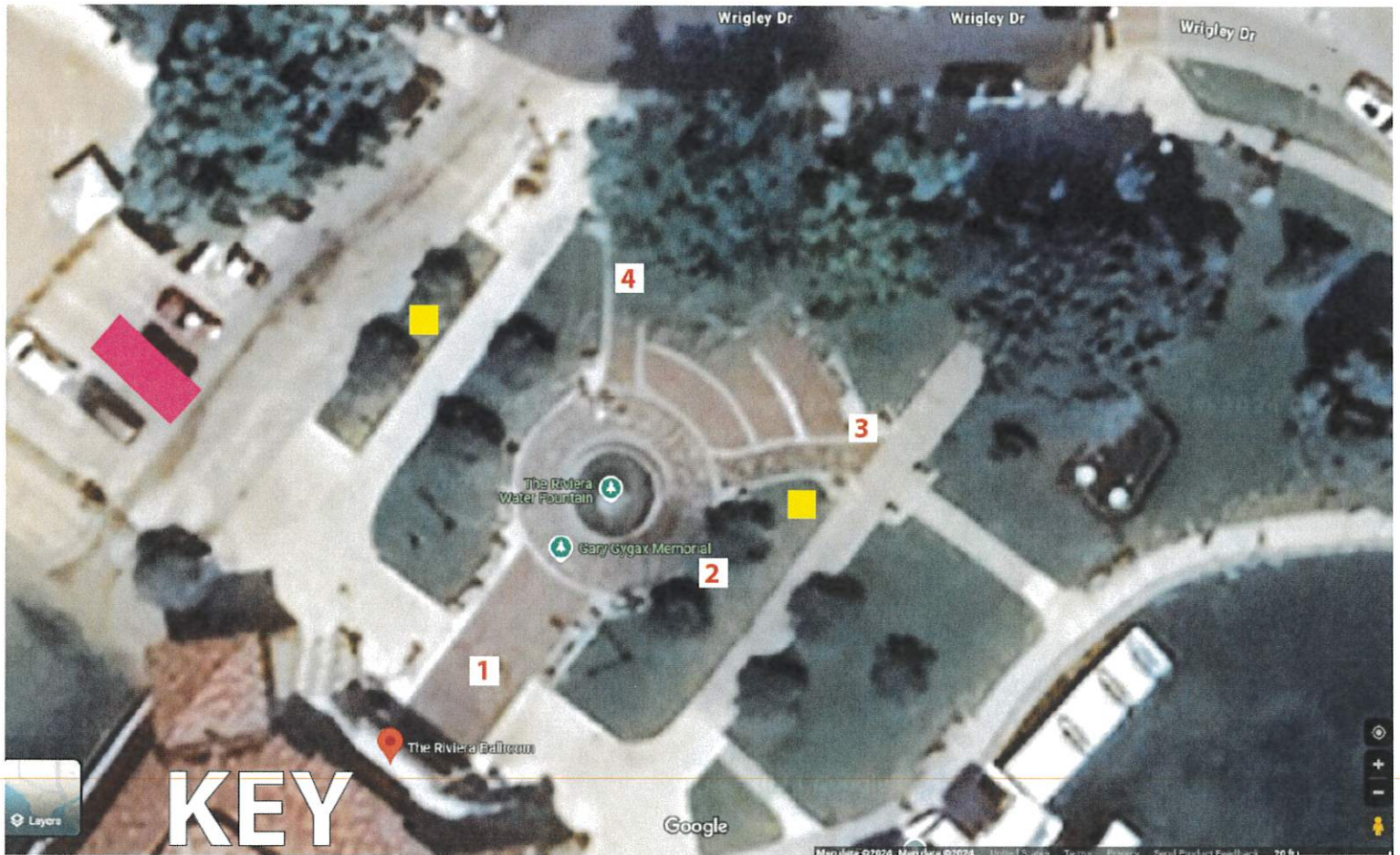
SATURDAY, FEBRUARY 1

- Outdoor vendor set up 8-10am; vendors open 10am-5pm
- Riviera Open - 10am-5pm
 - Concessions setup – 7-10am
 - Live Entertainment
 - People's Choice Voting – 10am-2pm
- Sculpting ends at 11am
- Awards Ceremony in Riviera Ballroom at 3pm
- Bonfires on the Beach - 5-8pm
- Fire Dancers on the Beach 5:30 and 6:30pm

SUNDAY, FEBRUARY 2

- Outdoor vendor set up 8-10am; vendors open 10am-5pm
- Riviera Open - 10am-5pm
 - Concessions setup – 7-10am
 - Live Entertainment
- Public viewing of completed sculptures.
- Human Dog Sled Races on Riviera Beach – Time(s) TBD

The Riviera



Snow Blocks



Vendor Tents



Light Towers



Portable Toilets



Dumpster



Auto Display



Traffic Barriers



Storage Pods

Flat Iron Park



For Office Use Only

Date Filed with Clerk: 11/19/24 Payment Amount: \$ N/A

Receipt #: N/A

City Clerk/Administrator Signature: [Signature] Date: 12/16/24

☒ Approve ☐ Denied Notes: Use of Riviera must be facilitated through the Riviera events coordinator.

Police Chief Signature: [Signature] Date: 11/26/2024

☒ Approve ☐ Denied Notes: _____

Fire Chief Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

DPW Signature: [Signature] Date: 03 Dec 2024

☒ Approve ☐ Denied Notes: _____

Parking Signature: [Signature] Date: 6 DEC 2024

☒ Approve ☐ Denied Notes: PAID PARKING FEB 1+2 (± 6,360 revenue impact)

Harbormaster Signature: _____ Date: _____

☐ Approve ☐ Denied Notes: _____

Parks & Rec Signature: N/A Date: _____

☐ Approve ☐ Denied Notes: _____

Public Events:

FLR Meeting Date: _____

Council Meeting Date: _____

Appendix A

Local Historic Preservation Objectives

The City of Lake Geneva completed a historic preservation plan in 2007 which gives priority to the protection, enhancement, perpetuation, and use of historic structures, sites, and districts that represent and define the City of Lake Geneva's cultural, social, economic, political, and architectural history.

In 1996, the City of Lake Geneva adopted the Historic Preservation Ordinance which established the Lake Geneva Historic Preservation Commission. The commission's goal is to educate citizens and promote historic preservation in the area. The group helps educate property owners on the availability of tax credits and programs at the state and federal level that can be used to preserve historic buildings.

The work proposed in this grant application will meet several of the specific priority goals outlined in the City's historic preservation plan. We also intend to use the results of this work to create an updated "Walking Tour of Lake Geneva" booklet that will reach into the neighborhoods and inform the public of the extent of the treasures that lie within the city.

The Wisconsin Historical Society's Architecture and History Inventory (AHI) contains data on a wide range of historic properties throughout the state. The AHI identifies 797 documented structures in the City of Lake Geneva. This list includes Starboard Cottage (1324 Main Street), Rosewell Burt House, the Dr. Phillip Maxwell House, Dr. Alexander Palmer House (1003 Main Street), and Jame Fiske House (920 Geneva Street)

There are 8 properties in the City listed on the State and National Historic Registers These include Horticulture Hall, Metropolitan Block, Baker House/Redwood Cottage, The Riviera, Younglands, Younglands Manor, T.C. Smith House, and the Church of the Holy Communion. The City also has two historic districts listed on the State and National Registers, Maple Park and the 700 Block of Main Street. And one historic site Oak Hill Cemetery. Additional information about these and other properties at the Wisconsin Historical Society website.

The comprehensive planning process provides an opportunity for determining architecturally and historically significant buildings and ones contributing (or not) to the historic districts It is our goal to identify ones that are worth preserving or rehabilitating and to recommend strategies for doing so.

This survey is for a broader look at the community than previous work, and for the purposes of documenting the history of our City as it grew from a small community to its current vibrant tourist destination, with the intent to raise awareness of the past in order to preserve the charm as we grow. Awareness of our history is an important step in maintaining the spirit of Lake Geneva in this period of growth.

Prior CLG Grant-funded Projects Completed in Your Community

The City of Lake Geneva has not previously applied for a CLG grant. However, over the last 27 years the City (through the efforts of the Historic Preservation Commission) has funded and completed many large-scale historic preservation projects including:

1. Designation of the Main Street National Historic District. 2002.
2. Designation of the Maple Park National Historic District. 2005.
3. Designation of the Oak Hill Cemetery National Historic Site. 2021.
4. Replacement of G.A.R. grave markers in Pioneer and Oak Hill Cemeteries. Creation and installation of signs listing the names, dates, and ranks of those local Civil War veterans interred in Pioneer and Oak Hill Cemeteries. 2016 to 2022.
5. Signs and Plaques Program. Creation and installation of signs noting Historic Sites throughout the City including: Historic Railroad Depot; Pioneer Cemetery; Geneva Lake Path; Old Railroad Bridge; Geneva Lake Museum of History; Old Mill Race; Whiting House & Frank Lloyd Wright Hotel Geneva; Lake Geneva Seminary; Lake Geneva Public Library; Historic Railroad Turntable/Engine House/Water Tower/Section House complex. 1997 to 2023.
6. Historic Plaque Program. Promotion and management of program whereby property owners can purchase a plaque with the construction date of their building. 1997 to present.
7. Development of "Tales of Lake Geneva" public programming/lecture series. 2019 to present.
8. Development and distribution of the "Walking Tour of Lake Geneva" booklet, in cooperation with staff from Black Point State Historic Site. 2015 to present.
9. Development and maintenance of the I-phone and Android Apps for self-guided tour versions of the Historic Lake Geneva Walking tour. 2020 to present.
10. We received a 2024 grant for an Archaeological Survey of the Hillmoor Property, a recently purchased 200 acre parcel of undeveloped land in the city. We are just starting to leverage this survey with a series of lectures and presentations. This survey has brought to the forefront the importance of water resources on the development of our City. This work is bringing together schools, Not for Profit groups, the Library, and the Preservation Commission in new ways to promote community cohesiveness.

The designation of state and national historic properties and districts encourages the maintenance and upgrading of businesses and homes, which in turn increases property values and real estate tax revenues to the City. Signage, brochures, lecture programs, and walking tours promote an appreciation of the area's interesting past and underscore the importance of historic resource protection. These public programs are free and easily accessible to Lake Geneva residents and tourists alike.

Training

Members of the City's Historic Preservation Commission have attended the following historic preservation trainings and events:

- Sonja Akright: National Alliance of Preservation Commissions (NAPC) Virtual Summer Short Course. August 2003.
- Grace Hanny and Chris Brookes: Wisconsin State Historic Preservation Conference. Grand Geneva Conference Center, Lake Geneva. 2019.
- Chris Brookes: Wisconsin State Historic Preservation Conference. Online. 2020.
- Chris Brookes: Wisconsin Historical Society Staff Conference. Madison. 2019.
- Chris Brookes: Wisconsin Historical Society Staff Conference. Madison. 2023.
- Chris Brookes: Wisconsin Historical Society Staff Conference. Madison. 2024 (registered).

Preservation Commission member, Chris Brookes, is also an employee of the Wisconsin Historical Society, at the Black Point Estate and Gardens.

Preservation Commission member, Sonja Akright, also serves on the Board of Directors at the Geneva Lake Museum.



WISCONSIN
HISTORICAL
SOCIETY

CERTIFIED LOCAL GOVERNMENT GRANT PROGRAM 2023

APPLICATION

Federal Grant Funding to
Certified Local Governments in Wisconsin

For assistance CLG grant funding contact:
Wisconsin State Historic Preservation Office

Jason Tish, CLG Coordinator
jason.tish@wisconsinhistory.org
608-264-6512

Collecting, Preserving, and Sharing Stories since 1846
816 State Street Madison, Wisconsin 53706

wisconsinhistory.org



Application

Federal Historic Preservation Funding to Certified Local Governments in Wisconsin Federal Fiscal Year 2023

HISTORIC PRESERVATION FUND GRANTS IN AID (CFDA 15.904)
SUBGRANT ADMINISTERED BY
WISCONSIN STATE HISTORIC PRESERVATION OFFICE

2023 Grant Cycle Timeline

- Mar. 1, 2022 - CLG Grant cycle opens
- Aug. 15, 2022 - Letter of Intent due
- Dec. 19, 2022 - Application due

Minimum Requirements

1. Applicant consulted with SHPO staff prior to submission of this *Application*
2. *Letter of Intent* was submitted by applicant before LOI deadline (Aug. 15, 2022)
3. *Application* was submitted on or before application deadline (Dec. 19, 2022)
4. *CLG Annual Report* was submitted by applicant in January for previous year
5. Applicant complies with all state and federal requirements of the CLG program
6. Applicant has no incomplete grant-funded projects in the past five years
7. For intensive surveys, applicant has reviewed survey boundaries with SHPO staff
8. For **historic district nominations to the NRHP**, applicant has consulted with SHPO staff on the eligibility of the district and has held a public engagement meeting within 12 months of the application deadline to introduce the project to property owners and gage support for NRHP designation.

Grant Amount Requested \$30,000

Applicant

(Must be a local government in Wisconsin certified under the CLG program)

Name of CLG community: City of Lake Geneva

Year of CLG Certification: 2007

Project Title: Citywide Property Survey Update

Local government's EIN Number: 39 60 05495

Project Manager

(The person who will manage the project and coordinate the grant with the SHPO)

Email address: pesposito@cityoflakegeneva.

Phone number: 262-325-2664

Mailing address: 626 Geneva St, Lake Geneva

Financial Agent

(The person who can confirm that funding is available for the project prior to reimbursement)

Name: Laura Pisarcik (City Comptroller)

Email address: lpisarcik@cityoflakegeneva.

Phone number: 262-248-1021

Mailing address: 626 Geneva St, Lake Geneva

This program receives Federal financial assistance for identification and preservation of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally-assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, D.C. 20240

Project Type (*check one*)

- ☐ A. Initial intensive survey of the community (30 pts.)
- ☐ B. Nomination of historic district to the NRHP (25 pts.)
- ☐ C. Nomination of historic district under a local historic preservation ordinance (25 pts.)
- ☒ D. Resurvey of a community that was surveyed more than 25 years ago (20 pts.)
- ☐ E. Nomination of individual, *publicly-owned* property or archaeological site to NRHP (15 pts.)
- ☐ F. Nomination of individual, *publicly-owned* property or archaeological site under a local historic preservation ordinance (15 pts.)
- ☐ G. Nomination of individual, *privately-owned* property to the NRHP (10 pts.)
- ☐ H. Nomination of individual, *privately-owned* property under a local historic preservation ordinance NRHP (10 pts.)
- ☒ I. Public outreach and educational projects (5 pts., *plus potential Bonus**)
- ☐ J. Design guidelines and historic preservation plans (5 pts., *plus potential Bonus**)
- * **Bonus** – Applicable to Project Types I and J only if the community has recently completed a survey or resurvey of their entire community *and* has made reasonable efforts to nominate to the NRHP all properties and districts determined by the survey to be potentially eligible. (20 pts.)
- ☐ K. CAMP – Host a [CAMP](#) training workshop in collaboration with the National Alliance of Preservation Commissions [NAPC](#) (up to 100 pts). CAMP events are a priority every other year. A fully developed CAMP proposal will include:
1. venue for the event
 2. plan for food and/or refreshments
 3. lodging availability
 4. marketing plan defined in consultation with SHPO staff
 5. registration protocol defined in consultation with NAPC and SHPO
 6. consultation initiated with NAPC and SHPO to select sessions and presenters
 7. complete list of items to be covered by grant
 8. an itemized budget.

Project Description

Describe the full scope of the project you propose to undertake with requested funding.

This request is for funding to survey and document buildings over 50 years old in the City of Lake Geneva (see attached map). The purpose is to summarize the historic development of the area, to determine architecturally and historically significant buildings and districts.

The City was included in the Geneva Lake Intensive Survey in 1984-5, but this included a much larger area of homes surrounding Geneva Lake, focusing on a much broader area than our proposal. With this study we will be able to search the history of our city and neighborhoods, focusing not only on lakefront homes, but more modest dwellings developed by the people that worked and supported the growth of the City from its origins as a farm community, to purveyor of ice for surrounding communities, from the beginnings of industry at the Crawford Manufacturing Company to creative ventures like the cartoon of Andy Gump and the beginning of the still popular games and books of Dungeons and Dragons.

Local historic preservation objectives

How would the project advance goals in a Historic Preservation Plan, Comprehensive Plan, or other plan?

How would this project advance the protection of historic resources or economic development opportunities?

If applicable, how would this project advance the history of racial, ethnic, sexual, or gender minority communities who have been underrepresented in past surveys or plans?

See Appendix A

Prior CLG Grant-funded projects completed in your community

List projects funded by CLG grant in the past five years. Include the year of the grant award, and discuss whether the projects were completed successfully and how they benefitted the community

See Appendix A

Training

Describe recent technical or policy training in which your Historic Preservation staff or Commissioners have participated including, but not limited to, webinars, conferences, online modules, technical workshops, CAMP, or any other formats that include training on historic preservation policies, best practices, or technical methods.

See Appendix A

Budget

Maximum award amount is \$50,000 with no local match required. Provide an estimate of project costs in **whole dollars**. The applicant is **reimbursed** upon project completion up to the award amount; if project costs exceed the award, the applicant will be expected to pay for additional costs. **Two** itemized estimates prepared by professional consultants must be submitted with this application. The estimates must include the number of researchers, printing costs, WHPD data entry, line items for overhead, travel, research, field work, and final product cost. **All professional consultants must be approved by the SHPO.**

Item	Estimated Costs
CLG Personnel - salaries/wages	\$
fringe benefits	\$
supplies/materials	\$
travel/per diem	\$
equipment	\$
Consultant fees	\$ 30,000
Other (specify)	\$
Total	\$ 30,000

I affirm that all information on the application is true to the best of my knowledge.

The agents acting on behalf of the Applicant agree to comply with Title IV of the Civil Rights Act of 1964 and all requirements imposed by or pursuant to the Department of the Interior regulations issued pursuant to that title. No person in the United States shall, on the ground of race, color, national origin, disability, or age be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination under any program or activity for which financial assistance is received from the National Park Service and hereby give assurance that we will immediately take any measures to effectuate this agreement.

Applicant's Project Manager

Date

I affirm that municipal funding is available to complete the proposed project prior to the disbursement of grant funding.

Applicant's Financial Agent

Date

MEMORANDUM TO THE CITY OF LAKE GENEVA

To: Neil Waswo, Tom Earle
From: Bridget Barry, Mumangi Nyangureta
CC: Naomi Rauch, Mike Timmers
Date: November 15, 2024
Re: Pay Request #3 for 2024 Lake Geneva Street Program

A review of the Request for **Payment No. 3** from **Wolf Paving** for the **2024 Lake Geneva Street Program** construction contract has been completed.

Payment in the amount of **\$275,160.82** for this payment request has been recommended for approval by the Construction Manager on site.

The Contractor's documents are enclosed for the City's approval.

Payment amounts are broken up as follows:

	<u>New Invoice Amount</u>	<u>Previously Invoiced</u>	<u>Total</u>
Invoiced	\$275,160.82	\$523,874.38	\$818,960.02
Retainage (5% until 50% complete)		(\$19,924.82)	(\$19,924.82)
Total Approved for Payment	\$275,160.82	\$543,799.20	\$799,035.20

Contract Base Bid, based on plan quantities:	\$796,992.95
Contract Base Bid, including change orders:	\$876,992.95

Please feel free to contact me if you have any questions.

Please send Payment to: **Wolf Paving**

Attention:

Jay Trepanier
1320 Walnut Ridge Dr.
Suite 100
Harland, WI 53029

Contractor's Application for Payment No.

3

Application Period:		Application Date: 11/15/2024
To (Owner): City of Lake Geneva 626 Geneva Street, Lake Geneva WI 53147	From (Contractor): Wolf Paving	Via (Engineer): Kapur & Associates 1224 S. Pine St. Burlington WI 53105
Project: 2024 Lake Geneva Street Program	Contract: 2024 Lake Geneva Street Program	
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: 24.0268

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
CO.1	\$63,506.00	
CO.2	\$16,500.00	
TOTALS	\$80,006.00	
NET CHANGE BY CHANGE ORDERS	\$80,006.00	

Contractor's Certification

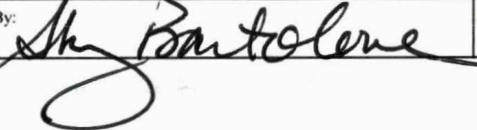
The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By:  Date: 11/15/2024

1. ORIGINAL CONTRACT PRICE.....	\$	\$796,992.95
2. Net change by Change Orders.....	\$	\$80,006.00
3. Current Contract Price (Line 1 + 2).....	\$	\$876,998.95
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$818,960.02
5. RETAINAGE:		
a. 5% X \$398,496.48 Work Completed.....	\$	\$19,924.82
b. X Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$19,924.82
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$799,035.20
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$523,874.38
8. AMOUNT DUE THIS APPLICATION.....	\$	\$275,160.82
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	\$19,924.82

Payment of: \$ Two hundred seventy five thousand one hundred sixty dollars and eighty two cents
(Line 8 or other - attach explanation of the other amount)

is recommended by:  11/15/2024
(Engineer) (Date)

Payment of: \$
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
(Owner) (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)



POND VIEW LN (AT DODGE ST)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0110	Removing Asphaltic Surface (Driveways)	SY	20	\$ 11.00	\$ 220.00	12.00	-	-	12.00	\$ 132.00
204.0120	Removing Asphaltic Surface Milling (Partial Depth 2")	SY	1755	\$ 4.35	\$ 7,634.25	1,356.78	403.22	-	1760.00	\$ 7,656.00
204.0150	Removing Curb & Gutter	LF	88	\$ 6.00	\$ 528.00	82.00	-	-	82.00	\$ 492.00
205.0100	Excavation Common - EBS (Undistributed)	CY	120	\$ 15.00	\$ 1,800.00	3.20	84.40	-	87.60	\$ 1,314.00
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	100	\$ 19.00	\$ 1,900.00	4.15	-	-	4.15	\$ 78.85
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	120	\$ 19.00	\$ 2,280.00	4.49	-	-	4.49	\$ 85.31
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	265	\$ 82.00	\$ 21,730.00	-	257.45	-	257.45	\$ 21,110.90
465.0110	Asphaltic Surface Patching	TON	24	\$ 240.00	\$ 5,760.00	3.85	-	-	3.85	\$ 924.00
465.0120	Asphalt Surface Driveways	TON	5	\$ 185.00	\$ 925.00	1.85	-	-	1.85	\$ 342.25
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	88	\$ 63.00	\$ 5,544.00	82.00	-	-	82.00	\$ 5,166.00
611.8105	Adjusting Catch Basin Covers	EACH	1	\$ 750.00	\$ 750.00	-	-	-	0.00	\$ -
611.8110	Adjusting Manhole Covers	EACH	3	\$ 900.00	\$ 2,700.00	2.00	-	-	2.00	\$ 1,800.00
628.7020	Inlet Protection Type D	EACH	5	\$ 145.00	\$ 725.00	5.00	-	-	5.00	\$ 725.00
630.0500	Seed Water	MGAL	2	\$ 80.00	\$ 160.00	-	-	-	0.00	\$ -
690.0150	Sawing Asphalt	LF	203	\$ 1.75	\$ 355.25	-	144.00	-	144.00	\$ 252.00
690.0250	Sawing Concrete	LF	30	\$ 2.35	\$ 70.50	-	30.00	-	30.00	\$ 70.50
SPV.0060.01	Adjusting Valve Boxes	EACH	2	\$ 250.00	\$ 500.00	-	-	1.00	1.00	\$ 250.00
SPV.0105.01	Traffic Control	LS	1	\$ 16,000.00	\$ 16,000.00	1.00	-	-	1.00	\$ 16,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	40	\$ 7.80	\$ 312.00	-	-	8.80	8.80	\$ 68.64
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	355	\$ 5.00	\$ 1,775.00	12.00	-	-	12.00	\$ 60.00
POND VIEW LN SUBTOTAL				\$	71,669.00	POND VIEW LN SUBTOTAL - Paid to Date				\$ 56,527.45
Subtotal \$ per Estimate - Pond View Ln						\$ 31,755.40	\$ 24,453.41	\$ 318.64		

DODGE ST (BETWEEN POND VIEW LN / MCDONALD RD)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0110	Removing Asphaltic Surface (Driveways)	SY	10	\$ 11.00	\$ 110.00	8.00	-	-	8.00	\$ 88.00
204.0120	Removing Asphaltic Surface Milling (Partial Depth 2")	SY	1005	\$ 4.35	\$ 4,371.75	1,016.67	-	-	1016.67	\$ 4,422.51
204.0150	Removing Curb & Gutter	LF	55	\$ 6.00	\$ 330.00	58.00	-	-	58.00	\$ 348.00
205.0100	Excavation Common - EBS (Undistributed)	CY	70	\$ 15.00	\$ 1,050.00	-	-	-	0.00	\$ -
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	55	\$ 19.00	\$ 1,045.00	-	-	-	0.00	\$ -
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	70	\$ 19.00	\$ 1,330.00	-	-	-	0.00	\$ -
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	155	\$ 90.00	\$ 13,950.00	-	129.56	-	129.56	\$ 11,660.40
465.0110	Asphaltic Surface Patching	TON	14	\$ 285.00	\$ 3,990.00	1.30	-	-	1.30	\$ 370.50
465.0120	Asphalt Surface Driveways	TON	5	\$ 485.00	\$ 2,425.00	1.25	-	-	1.25	\$ 606.25
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	55	\$ 64.00	\$ 3,520.00	58.00	-	-	58.00	\$ 3,712.00
611.8105	Adjusting Catch Basin Covers	EACH	1	\$ 750.00	\$ 750.00	-	-	-	0.00	\$ -
611.8110	Adjusting Manhole Covers	EACH	6	\$ 900.00	\$ 5,400.00	-	-	-	0.00	\$ -
628.7020	Inlet Protection Type D	EACH	5	\$ 145.00	\$ 725.00	5.00	-	-	5.00	\$ 725.00
630.0500	Seed Water	MGAL	1	\$ 80.00	\$ 80.00	-	-	-	0.00	\$ -
646.1020	Marking Line Epoxy 4-Inch (Yellow)	LF	630	\$ 5.50	\$ 3,465.00	-	-	624.00	624.00	\$ 3,432.00
646.6120	Marking Stop Line Epoxy 18-Inch	LF	14	\$ 22.00	\$ 308.00	-	-	14.00	14.00	\$ 308.00
690.0150	Sawing Asphalt	LF	153	\$ 1.75	\$ 267.75	-	88.00	-	88.00	\$ 154.00
690.0250	Sawing Concrete	LF	15	\$ 2.35	\$ 35.25	-	10.00	-	10.00	\$ 23.50
SPV.0060.01	Adjusting Valve Boxes	EACH	1	\$ 250.00	\$ 250.00	-	-	1.00	1.00	\$ 250.00
SPV.0105.01	Traffic Control	LS	1	\$ 7,000.00	\$ 7,000.00	1.00	-	-	1.00	\$ 7,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	25	\$ 19.80	\$ 495.00	-	-	3.60	3.60	\$ 71.28
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	200	\$ 5.00	\$ 1,000.00	-	-	-	0.00	\$ -
DODGE ST SUBTOTAL				\$	51,897.75	DODGE ST SUBTOTAL - Paid to Date				\$ 33,171.44
Subtotal \$ per Estimate - Dodge St						\$ 17,272.26	\$ 11,837.90	\$ 4,061.28		

CIRCLE DR (AT MILLER RD)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0100	Removing Concrete Pavement (Driveways)	SY	20	\$ 11.00	\$ 220.00	27.00	-	-	27.00	\$ 297.00
204.0110	Removing Asphaltic Surface (Driveways)	SY	25	\$ 11.00	\$ 275.00	18.00	-	-	18.00	\$ 198.00
204.0120	Removing Asphaltic Surface Milling (Partial Depth 2")	SY	1285	\$ 4.35	\$ 5,589.75	1,356.78	-	-	1356.78	\$ 5,901.99
204.0150	Removing Curb & Gutter	LF	290	\$ 6.00	\$ 1,740.00	290.00	-	-	290.00	\$ 1,740.00
205.0100	Excavation Common - EBS (Undistributed)	CY	90	\$ 15.00	\$ 1,350.00	16.00	-	-	16.00	\$ 240.00
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	75	\$ 19.00	\$ 1,425.00	26.86	-	-	26.86	\$ 510.34
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	85	\$ 19.00	\$ 1,615.00	21.12	-	-	21.12	\$ 401.28
416.0160	Concrete Driveway 6-Inch	SY	20	\$ 78.00	\$ 1,560.00	27.00	-	-	27.00	\$ 2,106.00
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	155	\$ 85.00	\$ 13,175.00	-	171.32	-	171.32	\$ 14,562.20
465.0110	Asphaltic Surface Patching	TON	24	\$ 240.00	\$ 5,760.00	12.73	-	-	12.73	\$ 3,055.20
465.0120	Asphalt Surface Driveways	TON	25	\$ 185.00	\$ 4,625.00	-	-	4.34	4.34	\$ 802.90
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	290	\$ 61.00	\$ 17,690.00	290.00	-	-	290.00	\$ 17,690.00
611.8105	Adjusting Catch Basin Covers	EACH	2	\$ 750.00	\$ 1,500.00	2.00	-	-	2.00	\$ 1,500.00
611.8110	Adjusting Manhole Covers	EACH	2	\$ 900.00	\$ 1,800.00	2.00	-	-	2.00	\$ 1,800.00
628.7020	Inlet Protection Type D	EACH	2	\$ 145.00	\$ 290.00	2.00	-	-	2.00	\$ 290.00
630.0500	Seed Water	MGAL	6	\$ 80.00	\$ 480.00	-	-	-	0.00	\$ -
690.0150	Sawing Asphalt	LF	422	\$ 1.75	\$ 738.50	-	34.00	-	34.00	\$ 59.50
690.0250	Sawing Concrete	LF	66	\$ 2.35	\$ 155.10	-	79.00	-	79.00	\$ 185.65

690.0250	Sawing Concrete	LF	66	\$ 2.35	\$ 155.10		79.00	-	79.00	\$ 185.65
SPV.0105.01	Traffic Control	LS	1	\$ 7,500.00	\$ 7,500.00	1.00	-	-	1.00	\$ 7,500.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	150	\$ 7.80	\$ 1,170.00	-	-	22.70	22.70	\$ 177.06
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	260	\$ 5.00	\$ 1,300.00	-	-	-	0.00	\$ -
CIRCLE DR SUBTOTAL				\$	69,958.35	CIRCLE DR SUBTOTAL - Paid to Date \$ 59,017.12				
Subtotal \$ per Estimate - Circle Dr						\$	43,229.81	\$	14,807.35	\$ 979.96

HENRY ST (BETWEEN WILLIAMS ST / CENTER ST)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	40	\$ 11.00	\$ 440.00	15.60	-	-	15.60	\$ 171.60
204.0150	Removing Curb & Gutter	LF	80	\$ 6.00	\$ 480.00	72.00	-	-	72.00	\$ 432.00
204.0155	Removing Concrete Sidewalk	SY	135	\$ 11.00	\$ 1,485.00	130.00	-	-	130.00	\$ 1,430.00
465.0110	Asphaltic Surface Patching	TON	4	\$ 680.00	\$ 2,720.00	8.37	-	-	8.37	\$ 5,691.60
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	80	\$ 67.00	\$ 5,360.00	72.00	-	-	72.00	\$ 4,824.00
602.0405	Concrete Sidewalk 4-Inch	SF	890	\$ 7.00	\$ 6,230.00	774.00	-	-	774.00	\$ 5,418.00
602.0415	Concrete Sidewalk 6-Inch	SF	290	\$ 8.00	\$ 2,320.00	340.00	-	-	340.00	\$ 2,720.00
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	20	\$ 55.00	\$ 1,100.00	20.00	-	-	20.00	\$ 1,100.00
611.8105	Adjusting Catch Basin Covers	EACH	2	\$ 750.00	\$ 1,500.00	-	-	-	0.00	\$ -
628.7020	Inlet Protection Type D	EACH	4	\$ 145.00	\$ 580.00	4.00	-	-	4.00	\$ 580.00
630.0500	Seed Water	MGAL	6	\$ 80.00	\$ 480.00	-	-	-	0.00	\$ -
646.6120	Marking Stop Line Epoxy 18-Inch	LF	2	\$ 22.00	\$ 44.00	-	-	2.00	2.00	\$ 44.00
646.7420	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	30	\$ 18.00	\$ 540.00	-	-	12.00	12.00	\$ 216.00
690.0150	Sawing Asphalt	LF	220	\$ 1.75	\$ 385.00		220.00	-	220.00	\$ 385.00
690.0250	Sawing Concrete	LF	120	\$ 2.35	\$ 282.00		120.00	-	120.00	\$ 282.00
SPV.0105.01	Traffic Control	LS	1	\$ 3,000.00	\$ 3,000.00	1.00	-	-	1.00	\$ 3,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	140	\$ 7.80	\$ 1,092.00	-	-	91.00	91.00	\$ 709.80
HENRY ST SUBTOTAL				\$	28,038.00	HENRY ST SUBTOTAL - Paid to Date \$ 27,004.00				
Subtotal \$ per Estimate - Henry St						\$	25,367.20	\$	667.00	\$ 969.80

NORTH ST (BETWEEN WARREN ST / MADISON ST)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	45	\$ 11.00	\$ 495.00	20.00	-	-	20.00	\$ 220.00
204.0150	Removing Curb & Gutter	LF	210	\$ 6.00	\$ 1,260.00	178.00	-	-	178.00	\$ 1,068.00
204.0155	Remove Concrete Sidewalk	SY	105	\$ 11.00	\$ 1,155.00	99.00	-	-	99.00	\$ 1,089.00
465.0110	Asphaltic Surface Patching	TON	6	\$ 550.00	\$ 3,300.00	5.87	5.21	-	11.08	\$ 6,094.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	210	\$ 61.00	\$ 12,810.00	178.00	-	-	178.00	\$ 10,858.00
602.0405	Concrete Sidewalk 4-Inch	SF	1215	\$ 7.00	\$ 8,505.00	850.00	-	-	850.00	\$ 5,950.00
602.0415	Concrete Sidewalk 6-Inch	SF	25	\$ 8.00	\$ 200.00	365.00	-	-	365.00	\$ 2,920.00
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	80	\$ 55.00	\$ 4,400.00	80.00	-	-	80.00	\$ 4,400.00
611.8115	Adjusting Inlet Covers	EACH	2	\$ 750.00	\$ 1,500.00	1.00	-	-	1.00	\$ 750.00
628.7020	Inlet Protection Type D	EACH	2	\$ 145.00	\$ 290.00	2.00	-	-	2.00	\$ 290.00
630.0500	Seed Water	MGAL	3	\$ 80.00	\$ 240.00	-	-	-	0.00	\$ -
638.2102	Moving Signs Type II (Stop Sign)	EACH	2	\$ 285.00	\$ 570.00	-	-	1.50	1.50	\$ 427.50
646.6120	Marking Stop Line Epoxy 18-Inch	LF	5	\$ 22.00	\$ 110.00	-	-	27.00	27.00	\$ 594.00
646.7420	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	25	\$ 18.00	\$ 450.00	-	-	123.30	123.30	\$ 2,219.40
690.0150	Sawing Asphalt	LF	380	\$ 1.75	\$ 665.00		380.00	-	380.00	\$ 665.00
690.0250	Sawing Concrete	LF	100	\$ 2.35	\$ 235.00		100.00	-	100.00	\$ 235.00
SPV.0060.01	Adjusting Valve Boxes	EACH	1	\$ 250.00	\$ 250.00	-	-	-	0.00	\$ -
SPV.0105.01	Traffic Control	LS	1	\$ 4,000.00	\$ 4,000.00	1.00	-	-	1.00	\$ 4,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	55	\$ 7.80	\$ 429.00	-	-	110.90	110.90	\$ 865.02
NORTH ST SUBTOTAL				\$	40,864.00	NORTH ST SUBTOTAL - Paid to Date \$ 42,644.92				
Subtotal \$ per Estimate - North St						\$	34,773.50	\$	3,765.50	\$ 4,105.92

WELLS ST (BETWEEN CASS ST / CAMPBELL ST)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0100	Removing Concrete Pavement (Driveways)	SY	20	\$ 11.00	\$ 220.00	3.80	-	-	3.80	\$ 41.80
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	70	\$ 11.00	\$ 770.00	-	-	-	0.00	\$ -
204.0150	Removing Curb & Gutter	LF	210	\$ 6.00	\$ 1,260.00	189.00	-	-	189.00	\$ 1,134.00
204.0155	Remove Concrete Sidewalk	SY	65	\$ 11.00	\$ 715.00	8.00	-	62.00	70.00	\$ 770.00
205.0100	Excavation Common - EBS (Undistributed)	CY	2	\$ 100.00	\$ 200.00	-	-	65.00	65.00	\$ 6,500.00
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	3	\$ 100.00	\$ 300.00	-	-	20.00	20.00	\$ 2,000.00
460.5223	HMA Pavement Type 3LT 58-28 S	TON	40	\$ 145.00	\$ 5,800.00	-	-	-	0.00	\$ -
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	50	\$ 140.00	\$ 7,000.00	-	-	-	0.00	\$ -
465.0110	Asphaltic Surface Patching	TON	5	\$ 590.00	\$ 2,950.00	4.90	-	-	4.90	\$ 2,891.00
601.0407	Concrete Curb & Gutter 18-Inch Type D	LF	30	\$ 77.00	\$ 2,310.00	-	-	-	0.00	\$ -
601.0410	Concrete Curb & Gutter 24-Inch Type D	LF	40	\$ 72.00	\$ 2,880.00	60.00	-	-	60.00	\$ 4,320.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	165	\$ 67.00	\$ 11,055.00	129.00	-	-	129.00	\$ 8,643.00
602.0405	Concrete Sidewalk 4-Inch	SF	1680	\$ 7.00	\$ 11,760.00	32.00	-	1,686.50	1718.50	\$ 12,029.50
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	50	\$ 55.00	\$ 2,750.00		-	50.00	50.00	\$ 2,750.00
611.8110	Adjusting Manhole Covers	EACH	1	\$ 900.00	\$ 900.00	-	-	-	0.00	\$ -
628.7020	Inlet Protection Type D	EACH	4	\$ 145.00	\$ 580.00	4.00	-	-	4.00	\$ 580.00
630.0500	Seed Water	MGAL	4	\$ 80.00	\$ 320.00	-	-	-	0.00	\$ -
646.7420	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	20	\$ 18.00	\$ 360.00	-	-	15.00	15.00	\$ 270.00
690.0150	Sawing Asphalt	LF	350	\$ 1.75	\$ 612.50		350.00	-	350.00	\$ 612.50
690.0250	Sawing Concrete	LF	120	\$ 2.35	\$ 282.00		120.00	-	120.00	\$ 282.00

SPV.0105.01	Traffic Control	LS	1	\$ 7,000.00	\$ 7,000.00	1.00	-	-	1.00	\$ 7,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	140	\$ 7.80	\$ 1,092.00	-	-	285.30	285.30	\$ 2,225.34
DODGE ST SUBTOTAL				\$ 61,116.50		DODGE ST SUBTOTAL - Paid to Date				\$ 52,049.14
Subtotal \$ per Estimate - Dodge St						\$ 24,921.80	\$ 894.50	\$ 26,232.84		

GEORGE ST / WHEELER ST ALLEYWAY (BETWEEN CTH H / TOLMAN ST)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date	
						#1	#2	#3			
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	30	\$ 15.00	\$ 450.00	23.00	-	-	23.00	\$ 345.00	
204.0150	Removing Curb & Gutter	LF	30	\$ 15.00	\$ 450.00	31.00	-	-	31.00	\$ 465.00	
204.0155	Removing Concrete Sidewalk	SY	20	\$ 15.00	\$ 300.00	19.00	-	-	19.00	\$ 285.00	
416.0180	Concrete Driveway 8-Inch	SY	25	\$ 84.00	\$ 2,100.00	24.00	-	-	24.00	\$ 2,016.00	
465.0110	Asphaltic Surface Patching	TON	4	\$ 750.00	\$ 3,000.00	6.79	-	-	6.79	\$ 5,092.50	
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	30	\$ 84.00	\$ 2,520.00	31.00	-	-	31.00	\$ 2,604.00	
602.0415	Concrete Sidewalk 6-Inch	SF	160	\$ 7.00	\$ 1,120.00	19.00	-	146.20	165.20	\$ 1,156.40	
630.0500	Seed Water	MGAL	1	\$ 80.00	\$ 80.00	-	-	-	0.00	\$ -	
690.0150	Sawing Asphalt	LF	50	\$ 1.75	\$ 87.50		50.00	-	50.00	\$ 87.50	
690.0250	Sawing Concrete	LF	15	\$ 2.35	\$ 35.25		15.00	-	15.00	\$ 35.25	
SPV.0105.01	Traffic Control	LS	1	\$ 3,000.00	\$ 3,000.00	-	1.00	-	1.00	\$ 3,000.00	
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	10	\$ 19.80	\$ 198.00	-	-	17.40	17.40	\$ 344.52	
GEORGE ST / WHEELER ST ALLEYWAY SUBTOTAL				\$	13,340.75	GEORGE ST / WHEELER ST ALLEYWAY SUBTOTAL - Paid to Date			\$	15,431.17	
Subtotal \$ per Estimate - George St / Wheeler St Alleyway						\$	10,940.50	\$	3,122.75	\$	1,367.92

NORTH ST / DODGE ST ALLEYWAY (BETWEEN COOK ST / BROAD ST)

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0100	Removing Concrete Pavement (Driveways)	SY	25	\$ 15.00	\$ 375.00		31.70	-	31.70	\$ 475.50
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	7	\$ 15.00	\$ 105.00		-	-	0.00	\$ -
204.0150	Removing Curb & Gutter	LF	30	\$ 15.00	\$ 450.00		21.70	-	21.70	\$ 325.50
204.0155	Removing Concrete Sidewalk	SY	12	\$ 15.00	\$ 180.00		10.60	-	10.60	\$ 159.00
416.0180	Concrete Driveway 8-Inch	SY	25	\$ 84.00	\$ 2,100.00		31.70	-	31.70	\$ 2,662.80
465.0110	Asphaltic Surface Patching	TON	1	\$ 2,250.00	\$ 2,250.00		1.00	-	1.00	\$ 2,250.00
601.0110	Concrete Curb Type D	LF	30	\$ 84.00	\$ 2,520.00		30.00	-	30.00	\$ 2,520.00
602.0415	Concrete Sidewalk 6-Inch	SF	100	\$ 7.00	\$ 700.00		95.00	-	95.00	\$ 665.00
630.0500	Seed Water	MGAL	1	\$ 80.00	\$ 80.00		-	-	0.00	\$ -
690.0150	Sawing Asphalt	LF	65	\$ 1.75	\$ 113.75		26.00	-	26.00	\$ 45.50
690.0250	Sawing Concrete	LF	10	\$ 2.35	\$ 23.50		15.00	-	15.00	\$ 35.25
SPV.0105.01	Traffic Control	LS	1	\$ 3,000.00	\$ 3,000.00		1.00	-	1.00	\$ 3,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	10	\$ 19.80	\$ 198.00		-	8.10	8.10	\$ 160.38
NORTH ST / DODGE ST ALLEYWAY SUBTOTAL				\$	12,095.25	NORTH ST / DODGE ST ALLEYWAY SUBTOTAL - Paid to Date			\$	12,298.93
Subtotal \$ per Estimate - North St / Dodge St Alleyway						\$	-	\$ 12,138.55	\$ 160.38	

LAKE GENEVA BOAT PARKING LOT F

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	2775	\$ 10.00	\$ 27,750.00	-	2,805.11	-	2805.11	\$ 28,051.10
204.0150	Removing Curb & Gutter	LF	360	\$ 6.00	\$ 2,160.00	-	-	468.00	468.00	\$ 2,808.00
204.0155	Remove Concrete Sidewalk	SY	135	\$ 11.00	\$ 1,485.00	-	-	147.80	147.80	\$ 1,625.80
205.0100	Excavation Common	CY	1317	\$ 15.00	\$ 19,755.00	-	-	810.60	810.60	\$ 12,159.00
205.0100	Excavation Common - EBS (Undistributed)	CY	640	\$ 15.00	\$ 9,600.00	-	-	393.90	393.90	\$ 5,908.50
305.0120	Base Aggregate Dense 1 1/4-Inch	TON	1615	\$ 19.00	\$ 30,685.00	-	-	1,293.61	1293.61	\$ 24,578.59
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	1280	\$ 19.00	\$ 24,320.00	-	-	620.00	620.00	\$ 11,780.00
416.0180	Concrete Driveway 8-Inch	SY	30	\$ 84.00	\$ 2,520.00	-	-	30.10	30.10	\$ 2,528.40
460.5223	HMA Pavement Type 3LT 58-28 S	TON	391	\$ 81.00	\$ 31,671.00	-	453.42	40.23	493.65	\$ 39,985.65
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	309	\$ 87.00	\$ 26,883.00	-	280.03	-	280.03	\$ 24,362.61
530.0110	Culvert Pipe Corrugated Polyethylene 10-Inch	LF	18	\$ 165.00	\$ 2,970.00	-	-	18.00	18.00	\$ 2,970.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	360	\$ 66.00	\$ 23,760.00	-	-	468.00	468.00	\$ 30,888.00
602.0405	Concrete Sidewalk 6-Inch	SF	1700	\$ 8.00	\$ 13,600.00	-	-	1,549.37	1549.37	\$ 12,394.96
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	10	\$ 55.00	\$ 550.00	-	-	22.00	22.00	\$ 1,210.00
628.2004	Erosion Mat Urban Class I Type B (NON-NETTED)	SY	215	\$ 2.00	\$ 430.00	-	-	1,626.60	1626.60	\$ 3,253.20
628.7020	Inlet Protection Type D	EACH	1	\$ 145.00	\$ 145.00	-	-	2.00	2.00	\$ 290.00
630.0500	Seed Water	MGAL	15	\$ 80.00	\$ 1,200.00	-	-	-	0.00	\$ -
638.2102	Moving Signs Type II	EACH	1	\$ 285.00	\$ 285.00	-	-	3.00	3.00	\$ 855.00
646.1020	Marking Line Epoxy 4-Inch (White)	LF	1280	\$ 5.50	\$ 7,040.00	-	-	1.90	1.90	\$ 10.45
646.5020	Marking Arrow Epoxy	EACH	1	\$ 310.00	\$ 310.00	-	-	-	0.00	\$ -
646.5120	Marking Word Epoxy "ONLY"	EACH	1	\$ 325.00	\$ 325.00	-	-	-	0.00	\$ -
690.0150	Sawing Asphalt	LF	115	\$ 1.75	\$ 201.25	-	101.00	-	101.00	\$ 176.75
690.0250	Sawing Concrete	LF	32	\$ 2.35	\$ 75.20	-	56.00	-	56.00	\$ 131.60
SPV.0105.01	Traffic Control	LS	1	\$ 22,000.00	\$ 22,000.00	-	0.50	0.50	1.00	\$ 22,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	363	\$ 7.80	\$ 2,831.40	-	-	1,737.10	1737.10	\$ 13,549.38
SPV.0180.02	Geotextile NX/750 (Undistributed)	SY	1375	\$ 5.00	\$ 6,875.00	-	-	2,408.00	2408.00	\$ 12,040.00
BOAT PARKING LOT F SUBTOTAL				\$	259,426.85	BOAT PARKING LOT F SUBTOTAL - Paid to Date			\$	253,556.99
Subtotal \$ per Estimate - Lake Geneva Boat Parking Lot F						\$	-	\$ 100,449.08	\$ 153,107.91	

TOWNLINE ROAD BIKE PATH (BETWEEN HUDSON TRL / EDWARDS BLVD)											
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date	
						#1	#2	#3			
204.0120	Removing Asphaltic Surface Milling (Full Depth 3"	SY	485	\$ 16.00	\$ 7,760.00	1,380.00	-	-	1380.00	\$ 22,080.00	
205.0100	Excavation Common	CY	210	\$ 15.00	\$ 3,150.00	-	-	-	0.00	\$ -	
205.0100	Excavation Common - EBS (Undistributed)	CY	32	\$ 15.00	\$ 480.00	-	-	104.10	104.10	\$ 1,561.50	
305.0120	Base Aggregate Dense 1 1/4-Inch	TON	200	\$ 19.00	\$ 3,800.00	-	-	440.00	440.00	\$ 8,360.00	
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	64	\$ 19.00	\$ 1,216.00	-	-	305.29	305.29	\$ 5,800.51	
460.5224	HMA Pavement Type 4 LT 58-28 S (LIGHT LOAD - 12 TON MAX. PER TRUCK). Item also includes tack coat	TON	250	\$ 109.00	\$ 27,250.00	-	240.35	-	240.35	\$ 26,198.15	
628.1504	Silt Fence	LF	1575	\$ 1.80	\$ 2,835.00	-	-	-	0.00	\$ -	
628.7020	Inlet Protection Type D	EACH	2	\$ 145.00	\$ 290.00	-	-	-	0.00	\$ -	
630.0500	Seed Water	MGAL	36	\$ 40.00	\$ 1,440.00	-	-	-	0.00	\$ -	
SPV.0105.01	Traffic Control	LS	1	\$ 4,000.00	\$ 4,000.00	-	1.00	-	1.00	\$ 4,000.00	
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	840	\$ 7.80	\$ 6,552.00	-	-	843.90	843.90	\$ 6,582.42	
TOWNLINE ROAD BIKE PATH SUBTOTAL				\$	58,773.00	TOWNLINE ROAD BIKE PATH SUBTOTAL - Paid to Date			\$	74,582.58	
Subtotal \$ per Estimate - Townline Road Bike Path						\$	22,080.00	\$	30,198.15	\$	22,304.43

GINO'S DRIVEWAY APRON - COMBINED										
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0110	Removing Asphaltic Surface - FULL DEPTH	SY	195	\$ 11.00	\$ 2,145.00	-	-	-	0.00	\$ -
204.0150	Removing Curb & Gutter	LF	20	\$ 15.00	\$ 300.00	-	-	-	0.00	\$ -
204.0155	Remove Concrete Sidewalk	SY	41	\$ 15.00	\$ 615.00	-	-	-	0.00	\$ -
205.0100	Excavation Common - EBS (Undistributed)	CY	40	\$ 25.00	\$ 1,000.00	-	-	-	0.00	\$ -
305.0120	Base Aggregate Dense 1 1/4-Inch	TON	45	\$ 25.00	\$ 1,125.00	-	-	-	0.00	\$ -
416.0180	Concrete Driveway 8-Inch	SY	35	\$ 84.00	\$ 2,940.00	-	-	-	0.00	\$ -
460.5223	HMA Pavement Type 3LT 58-28 S	TON	16	\$ 195.00	\$ 3,120.00	-	11.10	-	11.10	\$ 2,164.50
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	13	\$ 225.00	\$ 2,925.00	-	8.70	-	8.70	\$ 1,957.50
465.0110	Asphaltic Surface Patching	TON	9	\$ 960.00	\$ 8,640.00	-	11.30	-	11.30	\$ 10,848.00
601.0411	Concrete Curb & Gutter 30-Inch	LF	100	\$ 79.00	\$ 7,900.00	-	-	-	0.00	\$ -
601.0600	Concrete Curb Pedestrian	LF	5	\$ 54.00	\$ 270.00	-	-	-	0.00	\$ -
602.0405	Concrete Sidewalk 4-Inch	SF	30	\$ 7.00	\$ 210.00	-	-	-	0.00	\$ -
602.0405	Concrete Sidewalk 6-Inch	SF	335	\$ 8.00	\$ 2,680.00	-	-	-	0.00	\$ -
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	10	\$ 55.00	\$ 550.00	-	-	-	0.00	\$ -
611.8115	Adjusting Inlet Covers	EACH	1	\$ 750.00	\$ 750.00	-	-	-	0.00	\$ -
628.7020	Inlet Protection Type D	EACH	1	\$ 145.00	\$ 145.00	-	-	-	0.00	\$ -
630.0500	Seed Water	MGAL	1	\$ 80.00	\$ 80.00	-	-	-	0.00	\$ -
646.1020	Marking Line Epoxy 4-Inch (Yellow)	LF	40	\$ 5.50	\$ 220.00	-	-	-	0.00	\$ -
646.1020	Marking Line Epoxy 4-Inch (White)	LF	5	\$ 5.50	\$ 27.50	-	-	-	0.00	\$ -
690.0150	Sawing Asphalt	LF	160	\$ 1.75	\$ 280.00	-	142.00	-	142.00	\$ 248.50
690.0250	Sawing Concrete	LF	30	\$ 2.35	\$ 70.50	-	27.00	-	27.00	\$ 63.45
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	10	\$ 19.80	\$ 198.00	-	-	-	0.00	\$ -
SPV.0105.01	Traffic Control	LS	1	\$ 4,500.00	\$ 4,500.00	-	1.00	-	1.00	\$ 4,500.00
GINO'S DRIVEWAY APRON SUBTOTAL				\$ 40,691.00		IVEWAY APRON SUBTOTAL - Paid to Date \$ 19,781.95				
Subtotal \$ per Estimate - Gino's Driveway Apron						\$ -	\$ 19,781.95	\$ -		

SPRING ST / GROVE ST ALLEY										
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0100	Removing Concrete Pavement (Driveways)	SY	25	\$ 11.00	\$ 275.00	5.10	-	20.00	25.10	\$ 276.10
204.0120	Removing Asphaltic Surface Milling (Full Depth 3"	SY	720	\$ 11.00	\$ 7,920.00	745.30	-	-	745.30	\$ 8,198.30
204.0150	Removing Curb & Gutter	LF	80	\$ 15.00	\$ 1,200.00	76.00	-	-	76.00	\$ 1,140.00
204.0155	Removing Concrete Sidewalk	SY	20	\$ 15.00	\$ 300.00	16.00	-	-	16.00	\$ 240.00
205.0100	Excavation Common - EBS (Undistributed)	CY	2	\$ 100.00	\$ 200.00	100.00	0.20	-	100.20	\$ 10,020.00
305.0120	Base Aggregate Dense 1 1/4-Inch - EBS (Undistributed)	TON	3	\$ 100.00	\$ 300.00	89.42	-	-	89.42	\$ 8,942.00
311.0110	Breaker Run (3" Crushed Allowed) - EBS (Undistributed)	TON	3	\$ 100.00	\$ 300.00	83.37	-	-	83.37	\$ 8,337.00
416.0180	Concrete Driveway 8-Inch	SY	25	\$ 84.00	\$ 2,100.00	26.00	-	-	26.00	\$ 2,184.00
460.5224	HMA Pavement Type 4 LT 58-28 S. Item also includes tack coat (455.0605)	TON	3	\$ 550.00	\$ 1,650.00	3.70	-	-	3.70	\$ 2,035.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	80	\$ 72.00	\$ 5,760.00	76.00	-	-	76.00	\$ 5,472.00
602.0415	Concrete Sidewalk 6-Inch	SF	160	\$ 8.00	\$ 1,280.00	84.00	-	-	84.00	\$ 672.00
630.0500	Seed Water	MGAL	2	\$ 40.00	\$ 80.00	-	-	-	0.00	\$ -
690.0150	Sawing Asphalt	LF	270	\$ 1.75	\$ 472.50	-	82.00	-	82.00	\$ 143.50
690.0250	Sawing Concrete	LF	270	\$ 2.35	\$ 634.50	-	253.00	-	253.00	\$ 594.55
SPV.0105.01	Traffic Control	LS	1	\$ 4,500.00	\$ 4,500.00	-	1.00	-	1.00	\$ 4,500.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40 (630.0140)	SY	45	\$ 7.80	\$ 351.00	-	-	230.30	230.30	\$ 1,796.34
SPV.0180.02	Geotextile NX750 (Undistributed)	SY	150	\$ 5.00	\$ 750.00	238.00	62.70	-	300.70	\$ 1,503.50
SPRING ST / GROVE ST ALLEY SUBTOTAL				\$	28,073.00	SPRING ST / GROVE ST ALLEY SUBTOTAL - Paid to Date			\$	56,054.29
Subtotal \$ per Estimate - Spring St / Grove St Alley						\$ 48,466.40	\$ 5,571.55	\$ 2,016.34		

EDWARDS BLVD SIDEWALK										
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
204.0155	Removing Concrete Sidewalk	SY	4	\$ 25.00	\$ 100.00	-	-	-	0.00	\$ -
205.0100	Excavation Common	CY	145	\$ 25.00	\$ 3,625.00	-	-	141.20	141.20	\$ 3,530.00
305.0120	Base Aggregate Dense 1 1/4-Inch	TON	145	\$ 22.00	\$ 3,190.00	-	-	100.00	100.00	\$ 2,200.00
602.0405	Concrete Sidewalk 4-Inch	SF	5825	\$ 7.00	\$ 40,775.00	-	-	5,775.00	5775.00	\$ 40,425.00
628.7020	Inlet Protection Type D	EACH	3	\$ 145.00	\$ 435.00	-	-	-	0.00	\$ -
630.0500	Seed Water	MGAL	35	\$ 40.00	\$ 1,400.00	-	-	-	0.00	\$ -
638.2102	Moving Signs Type II (Stop Sign)	EACH	3	\$ 285.00	\$ 855.00	-	-	3.00	3.00	\$ 855.00
690.0250	Sawing Concrete	LF	10	\$ 2.35	\$ 23.50	-	5.00	-	5.00	\$ 11.75
SPV.0060.01	Adjusting Valve Boxes	EACH	1	\$ 250.00	\$ 250.00	-	-	-	0.00	\$ -
SPV.0105.01	Traffic Control	LS	1	\$ 4,000.00	\$ 4,000.00	-	-	1.00	1.00	\$ 4,000.00
SPV.0180.01	Restore Disturbed Areas - Includes Topsoil (625.0100), Fertilizer Type A (629.0205), Seeding Mix No. 40	SY	820	\$ 7.80	\$ 6,396.00	-	-	1,093.00	1093.00	\$ 8,525.40
EDWARDS BLVD SIDEWALK SUBTOTAL				\$	61,049.50	EDWARDS BLVD SIDEWALK SUBTOTAL - Paid to Date			\$	59,547.15
Subtotal \$ per Estimate - Edwards Blvd Sidewalk						\$ -	\$ 11.75	\$ 59,535.40		

CO1										
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
CO 4.1	Mill Patches 4" Deep (W. Main Street)	SY	214	\$ 78.00	\$ 16,692.00	-	64.20	-	64.20	\$ 5,007.60
CO 4.2	HMA Pavement Type 4LT 58-28 S 4" (Asphaltic Patching)	TON	50	\$ 305.00	\$ 15,250.00	-	12.00	-	12.00	\$ 3,660.00
CO 4.3	Mill 4" Deep for approximately 667 SY (from Maxwell st. 200 Ft East on W.Main St.)	SY	667	\$ 12.00	\$ 8,004.00	-	687.00	-	687.00	\$ 8,244.00
CO 4.4	HMA Pavement Type 4LT 58-28 S 4" (From Maxwell st. 200 Ft East on W.Main St)	TON	155	\$ 152.00	\$ 23,560.00	-	127.90	-	127.90	\$ 19,440.80
Subtotal \$ per Estimate - CO1						\$ -	\$ 36,352.40	\$ -		

CO2										
Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate			Qty to Date	\$ Paid to Date
						#1	#2	#3		
CO 1.1	HMA Pavement Type 4 LT 58-28 S	TON	125	\$ 132.00	\$ 16,500.00	-	158.64	-	158.64	\$ 20,940.48
Subtotal \$ per Estimate - CO2						\$ -	\$ 20,940.48	\$ -		

Subtotal \$ per Estimate	\$ 258,806.88	\$ 284,992.32	\$ 275,160.82
Retainage per Estimate	\$ (12,940.34)	\$ (6,984.48)	
Total Paid per Estimate	\$ 245,866.54	\$ 278,007.84	\$ 275,160.82

TOTAL - BASE BID				\$	796,992.95	TOTAL - Paid to Date			\$	818,960.02
				Less Retainage Held			\$	(19,924.82)		
				TOTAL - Paid to Date, Less Retainage			\$	799,035.20		

Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"

Bank.Bank account = "43257"

[Report].Invoice GL Account = {<>} 61

[Report].Invoice GL Account = {<>} 62

Invoice.Batch = "11252024","11252024CC","11252024AMAZON","11252025"

Check Issue Date	Check Number	Vendor Number	Payee	Amount
11/25/2024	87313	2104	AT&T	3,461.24
11/25/2024	87314	2108	AT&T LONG DISTANCE	592.57
11/25/2024	87315	2109	AT&T MOBILITY	1,493.92
11/25/2024	87316	6936	BORO, RAYMOND	74.90
11/25/2024	87317	6263	CHARTER COMMUNICATIONS	699.93
11/25/2024	87318	6129	DE LAGE LANDEN FINANCIAL SERVICES INC	253.75
11/25/2024	87319	6993	FINLEY, WENDY	136.35
11/25/2024	87320	3775	GENEVA LAKES CARPET CLEANING	2,075.00
11/25/2024	87321	2561	GENEVA ONLINE INC	39.00
11/25/2024	87322	3318	HENRY A SIBBING	319.95
11/25/2024	87323	2702	INITIAL DESIGNS	5,203.35
11/25/2024	87324	5386	MCNEIL, KYLE	30.00
11/25/2024	87325	5823	MUNICIPAL LAW & LITIGATION GRO, S.C.	1,302.50
11/25/2024	87326	5745	REBHORN, JOHN	28.29
11/25/2024	87327	7003	RENZ, JASON	280.73
11/25/2024	87328	161	REYNOLDS, LACEY L	26.00
11/25/2024	87329	5278	SPRINGHORN, KARL	69.42
11/25/2024	87330	4975	US CELLULAR	614.86
11/25/2024	87331	6456	WARD-PACKARD, ELLEN	623.11
11/25/2024	87332	5071	WE ENERGIES	989.62
11/25/2024	10252024	6160	AMAZON CAPITAL SERVICES	4,927.88
11/25/2024	10252025	6858	ELAN FINANCIAL SERVICES	18,660.52
Grand Totals:				41,902.89

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11-00-00-21100	.00	28,037.33-	28,037.33-
11-10-00-51390	197.93	.00	197.93
11-12-00-52210	82.52	.00	82.52
11-12-00-53100	269.11	.00	269.11
11-12-00-53310	319.95	.00	319.95
11-12-00-53810	159.90	.00	159.90
11-13-10-52140	1,302.50	.00	1,302.50
11-14-30-53100	30.98	.00	30.98
11-14-30-53110	62.02	.00	62.02
11-15-10-53100	123.02	.00	123.02
11-15-10-54500	109.00	.00	109.00
11-16-10-52210	1,326.82	.00	1,326.82
11-16-10-52240	638.25	.00	638.25
11-16-10-53100	64.11	.00	64.11

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
11-16-10-53500	16.97	.00	16.97
11-21-00-52210	2,499.71	.00	2,499.71
11-21-00-52620	420.20	.00	420.20
11-21-00-53310	202.61	.00	202.61
11-22-00-51155	36.96	.00	36.96
11-22-00-51380	6,567.03	.00	6,567.03
11-22-00-51440	5,054.09	.00	5,054.09
11-22-00-52175	174.84	.00	174.84
11-22-00-52210	664.31	.00	664.31
11-22-00-52240	81.93	.00	81.93
11-22-00-53100	49.88	.00	49.88
11-22-00-53120	73.00	.00	73.00
11-22-00-53400	253.75	.00	253.75
11-22-00-53500	517.08	.00	517.08
11-22-00-53510	16.48	.00	16.48
11-22-00-54100	3,738.97	.00	3,738.97
11-22-00-58000	77.49	.00	77.49
11-22-00-58100	24.99	.00	24.99
11-24-00-52620	17.74	.00	17.74
11-24-00-53300	280.73	.00	280.73
11-29-00-53400	332.66	.00	332.66
11-32-10-52210	554.73	.00	554.73
11-32-10-52240	89.99	.00	89.99
11-32-10-53400	1,432.58	.00	1,432.58
11-32-10-53990	20.00	.00	20.00
11-51-10-52240	104.87	.00	104.87
11-52-01-52240	9.24	.00	9.24
11-52-01-53400	38.39	.00	38.39
40-00-00-21100	.00	2,293.64-	2,293.64-
40-54-10-52210	17.24	.00	17.24
40-55-10-52210	105.17	.00	105.17
40-55-10-52240	36.39	.00	36.39
40-55-10-53500	853.49	.00	853.49
40-55-10-53600	845.70	.00	845.70
40-55-20-52210	435.65	.00	435.65
42-00-00-21100	.00	215.69-	215.69-
42-34-50-52210	175.70	.00	175.70
42-34-50-53400	20.00	.00	20.00
42-34-50-53990	19.99	.00	19.99
47-00-00-21100	.00	404.37-	404.37-
47-70-00-57155	404.37	.00	404.37
48-00-00-21100	.00	101.65-	101.65-
48-00-00-52210	72.70	.00	72.70
48-00-00-52240	28.95	.00	28.95
61-00-00-21100	.00	254.29-	254.29-
61-00-00-53100	14.21	.00	14.21
61-00-00-53110	1.11	.00	1.11
61-00-00-53500	143.97	.00	143.97
61-00-00-93602	95.00	.00	95.00
62-00-00-10700	356.63	.00	356.63
62-00-00-21100	.00	400.23-	400.23-
62-00-00-92100	14.22	.00	14.22
62-00-00-93300	29.38	.00	29.38

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
99-00-00-21100	72.69	10,268.38-	10,195.69-
99-00-00-52110	1,468.23	72.69-	1,395.54
99-00-00-52210	347.46	.00	347.46
99-00-00-53100	72.54	.00	72.54
99-00-00-53120	172.86	.00	172.86
99-00-00-53320	1,423.43	.00	1,423.43
99-00-00-53500	105.91	.00	105.91
99-00-00-53600	2,075.00	.00	2,075.00
99-00-00-54100	1,349.02	.00	1,349.02
99-00-00-54110	2,091.17	.00	2,091.17
99-00-00-54140	465.44	.00	465.44
99-00-00-54150	507.53	.00	507.53
99-00-00-55120	163.02	.00	163.02
99-00-00-55140	26.77	.00	26.77
Grand Totals:	42,048.27	42,048.27-	.00

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"

Bank.Bank account = "43257"

[Report].Invoice GL Account = {<>} 61

[Report].Invoice GL Account = {<>} 62

Invoice.Batch = "11252024","11252024CC","11252024AMAZON","11252025"

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Invoice.Batch = "12042024","12042024A"

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
ALL PRO CLEANING SYSTEMS				
3951	11/14/2024	6X WEEK CLEANING OCT. 21-N	99-00-00-53600 LIBRARY BLDG MAINT SERVICES	2,194.00
Total ALL PRO CLEANING SYSTEMS:				2,194.00
AURORA MEDICAL GROUP				
785408	11/10/2024	DRUG TEST/ EXAM-CLERK & BL	11-32-10-52050 DRUG AND MEDICAL TESTING	111.00
Total AURORA MEDICAL GROUP:				111.00
AURORA QUICK CARE LLC				
238-CI0000687	11/14/2024	NURSE PRACTITIONER SERVI	11-10-20-51320 HEALTH AND DENTAL ADMIN CHGS	3,375.00
Total AURORA QUICK CARE LLC:				3,375.00
AUTOMATIC ENTRANCES OF WI INC				
2043266	11/15/2024	WORK ORDER 192556-LABOR/T	99-00-00-53600 LIBRARY BLDG MAINT SERVICES	246.25
Total AUTOMATIC ENTRANCES OF WI INC:				246.25
BAY LOCK SERVICE				
51958	11/05/2024	FIX CABINET LOCK- BASEMENT	11-16-10-52400 CITY HALL BUILDING REPAIRS	145.00
Total BAY LOCK SERVICE:				145.00
BREEZY HILL NURSERY				
INV/2024/4919	11/20/2024	POND MAINT	42-34-50-52200 PARKING LOT PLANTING/MAINT	260.10
Total BREEZY HILL NURSERY:				260.10
BRODART CO				
B6890007	11/09/2024	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	19.16
B6893370	11/16/2024	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	77.52
B6896797	11/23/2024	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	355.99
B6896797	11/23/2024	NON-PRINT/ADULT AUDIO BOO	99-00-00-54140 LIBRARY NONPRINT MATERIALS	388.75
B6897197	11/23/2024	NON-PRINT/ YOUTH AUDIO BO	99-00-00-54110 LIBRARY YOUTH MATERIALS	96.32
Total BRODART CO:				937.74
BUMPER TO BUMPER				
662-493629	11/14/2024	TRUCK#144 HITCH	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	309.88
662-493756	11/18/2024	SWITCHES-LEAF WAGON	11-32-14-54300 COMPOSTING OPERATING SUPPLIES	8.39
662-493779	11/19/2024	ANTI-SEIZE	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	10.29
662-493831	11/20/2024	TRAC/UTILITY LAMP	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	17.91
Total BUMPER TO BUMPER:				346.47
COLUMN SOFTWARE PBC				
C2330076-000	11/14/2024	GLN 10/8/24 MINUTES	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	145.14
C2330076-000	11/14/2024	GLN-ORD 24-06, 07, 11, 12, 14-1	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	114.79
FE8F81D6-000	10/25/2024	LN-80 GENEVA SQ PH	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	67.13

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
FE8F81D6-000	10/25/2024	LN-61 LAKEVIEW DR PH	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	53.60
FE8F81D6-000	10/25/2024	LN-255 MILL ST PH	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	62.62
FE8F81D6-000	10/25/2024	LN-304 S WELLS ST RES	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	124.24
FE8F81D6-000	10/25/2024	LN-SPS 327 PH	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	59.61
FE8F81D6-000	10/25/2024	LN-772 W MAIN ST PH	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	64.12
Total COLUMN SOFTWARE PBC:				691.25
COPIES & PRINTS PLUS LLC				
341218	08/12/2024	10-11X17 LAMINATE	11-70-00-57800 AVIAN COMMITTEE EXPENSES	22.50
Total COPIES & PRINTS PLUS LLC:				22.50
DEMCO INC.				
7565301	11/08/2024	JACKETS,PROTECTORS	99-00-00-55120 LIBRARY PROCESSING SUPPLIES	268.27
Total DEMCO INC.:				268.27
DUNN LUMBER				
1893172	11/13/2024	STOP AND GO LIGHT TRAFFIC	11-34-10-52600 REPAIRS-TRAFFIC SIGNALS,ETC	13.99
1893423	11/13/2024	GEL BLU MED THREADLOCKER	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	15.28
1893849	11/14/2024	STAINLESS STEEL TROWEL	48-00-00-53400 CEM OPERATING SUPPLIES	19.98
1893946	11/14/2024	RACHET TIEDOWN, BATTERY, S	48-00-00-53400 CEM OPERATING SUPPLIES	149.05
1897160	11/18/2024	GORILLA GLUE	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	6.99
1899487	11/20/2024	INFLATION NEEDLE	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	3.79
Total DUNN LUMBER:				209.08
ELKHORN NAPA AUTO PARTS				
350093	11/13/2024	SLOW MOVING STICKER	11-32-14-54300 COMPOSTING OPERATING SUPPLIES	15.66
350942	11/22/2024	#20 AIR FILTER	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	11.09
Total ELKHORN NAPA AUTO PARTS:				26.75
GAPPA SECURITY SOLUTIONS				
30770	11/22/2024	DOOR LOCKS REPLACEMENT	11-32-10-52400 ST DEPT BUILDING REPAIRS	473.25
Total GAPPA SECURITY SOLUTIONS:				473.25
GFC LEASING-WI				
I00970322	11/16/2024	EQUIPMENT LEASE-COPIER 12/	99-00-00-55320 LIBRARY EQUIP LEASES & MAINT	247.81
Total GFC LEASING-WI:				247.81
GIRAFFE ELECTRIC II INC				
24-0650	11/07/2024	LABOR-AUTO DOOR TROUBLE	99-00-00-53600 LIBRARY BLDG MAINT SERVICES	270.00
Total GIRAFFE ELECTRIC II INC:				270.00
GRAINGER				
9315325150	11/13/2024	MOP BUCKET AND WRINGER	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	77.34
Total GRAINGER:				77.34
GRAYS INC				
38859	11/14/2024	PLOW BLADES	11-32-12-53510 EQUIP MAINT SUPPL-SNOW & ICE	3,822.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total GRAYS INC:				3,822.00
INGRAM LIBRARY SERVICES				
84708655	11/11/2024	YOUTH BOOKS AND MATERIAL	99-00-00-54110 LIBRARY YOUTH MATERIALS	29.00
84708656	11/11/2024	YOUTH BOOKS AND MATERIAL	99-00-00-54110 LIBRARY YOUTH MATERIALS	13.72
84708657	11/11/2024	ADULT BOOKS AND MATERIALS	99-00-00-54100 LIBRARY ADULT MATERIALS	72.61
84857441	11/19/2024	YOUTH BOOKS AND MATERIAL	99-00-00-54110 LIBRARY YOUTH MATERIALS	51.30
84857442	11/19/2024	ADULT BOOKS AND MATERIALS	99-00-00-54100 LIBRARY ADULT MATERIALS	148.68
84903243	11/21/2024	YOUTH BOOKS AND MATERIAL	99-00-00-54110 LIBRARY YOUTH MATERIALS	13.10
84903244	11/21/2024	ADULT BOOKS AND MATERIALS	99-00-00-54100 LIBRARY ADULT MATERIALS	37.72
Total INGRAM LIBRARY SERVICES:				366.13
JERRY WILLKOMM INC				
314172	11/08/2024	1600.0 GAL REGULAR	11-32-10-53410 VEHICLE-FUEL & OIL	4,734.40
Total JERRY WILLKOMM INC:				4,734.40
JOHNS DISPOSAL SERVICE				
1499516	11/18/2024	2YD GARABGE FRONT	11-36-00-52940 SOLID WASTE-RESIDENTIAL	219.00
Total JOHNS DISPOSAL SERVICE:				219.00
KAESTNER AUTO ELECTRIC CO				
438562	11/19/2024	TRUTREMPER FORK	11-52-00-53400 PARKS OPERATING SUPPLIES	119.98
438565	11/19/2024	LED LIGHT FOR TOP OF VEHIC	42-34-50-53510 VEHICLE/EQUIPMENT MAINT	379.00
Total KAESTNER AUTO ELECTRIC CO:				498.98
LAKESIDE INTERNATIONAL LLC				
2349380P	11/18/2024	PIPE	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	284.11
Total LAKESIDE INTERNATIONAL LLC:				284.11
LANGE ENTERPRISES INC				
89565	11/12/2024	SIGNS	11-34-10-53740 STREET IDENTIFICATION SIGNS	2,538.06
89675	11/20/2024	SIGNS	11-34-10-53740 STREET IDENTIFICATION SIGNS	680.30
Total LANGE ENTERPRISES INC:				3,218.36
LASER WORKS UNLIMITED LLC				
1982	11/14/2024	NAME PLATES-ZONING BOARD	11-69-30-53100 PLAN COMMISSION OFFICE SUPPL	44.40
Total LASER WORKS UNLIMITED LLC:				44.40
LEID PRODUCTS				
224086	11/08/2024	OUTDOOR LOCKERS-SELF SE	43-99-00-17010 LIBRARY CAPITAL PROJECTS	12,429.50
Total LEID PRODUCTS:				12,429.50
LYNCH TRUCK CENTER				
2070886	11/12/2024	#20 FUEL LEAK	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	1,525.37
Total LYNCH TRUCK CENTER:				1,525.37

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
MGT OF AMERICA CONSULTING				
GHR200601	11/14/2024	RECRUITMENT AND ADV. - CITY	11-14-20-53990 CITY ADMIN MISC EXPENSE	9,814.00
Total MGT OF AMERICA CONSULTING:				9,814.00
MIDWEST TAPE LLC				
505937036	08/21/2024	ADULT NON PRINT	99-00-00-54140 LIBRARY NONPRINT MATERIALS	113.96
505964913	08/28/2024	ADULT NON PRINT	99-00-00-54140 LIBRARY NONPRINT MATERIALS	65.98
505996457	09/05/2024	ADULT NON PRINT	99-00-00-54140 LIBRARY NONPRINT MATERIALS	76.96
506066400	09/19/2024	ADULT NON PRINT	99-00-00-54140 LIBRARY NONPRINT MATERIALS	36.98
506100097	09/26/2024	NONPRINT	99-00-00-54140 LIBRARY NONPRINT MATERIALS	140.96
506298760	11/07/2024	ADULT NON PRINT	99-00-00-54140 LIBRARY NONPRINT MATERIALS	46.98
506332298	11/13/2024	ADULT NON PRINT	99-00-00-54140 LIBRARY NONPRINT MATERIALS	150.94
Total MIDWEST TAPE LLC:				632.76
MILLER-BRADFORD & RISBERG INC				
P4605702	11/08/2024	LAMP/LIGHT ASSEMBLY	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	457.49
P4607902	11/11/2024	PLUG & SOCKET	11-32-10-53510 VEHICLE/EQUIPMENT MAINTENANCE	123.43
Total MILLER-BRADFORD & RISBERG INC:				580.92
MINUTEMAN PRESS				
58273	11/08/2024	VINYL LABELS	40-52-10-53990 BUOY/STALL MISC. EXPENSES	231.90
Total MINUTEMAN PRESS:				231.90
OFFICE PRO INC				
713006-0	11/19/2024	TISSUE,HANDWASH,LINERS	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	1,614.40
Total OFFICE PRO INC:				1,614.40
QUILL LLC				
41277717	10/28/2024	BATH TISSUE	99-00-00-53500 LIBRARY MAINT SUPPLIES	72.89
Total QUILL LLC:				72.89
REHORST, JASON D				
GEOLOGY PR	12/03/2024	GEOLOGY PROGRAM	99-00-00-54150 LIBRARY PROGRAMS	300.00
Total REHORST, JASON D:				300.00
REINDERS				
6063609-00	11/18/2024	BOLT CARRIAGE, CUTTING ED	11-32-12-53400 OPERATING SUPPLIES-SNOW & ICE	361.47
6063959-00	11/20/2024	10' WHEEL CASTOR	11-52-01-59520 GROUNDS MAINTENANCE SUPPLIES	549.00
Total REINDERS:				910.47
ROTE OIL				
243260611	11/21/2024	197.3 GAL OFF ROAD	11-32-10-53410 VEHICLE-FUEL & OIL	542.58
243260612	11/21/2024	234.8 GAL ON RD	11-32-10-53410 VEHICLE-FUEL & OIL	708.15
Total ROTE OIL:				1,250.73
SCHLITZ AUDUBON NATURE CENTER				
Beaks and Falc	12/02/2024	BEAKS AND FALCONS	99-00-00-54150 LIBRARY PROGRAMS	415.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total SCHLITZ AUDUBON NATURE CENTER:				415.00
SIGNATURE SIGNS LLC				
6161	11/11/2024	SIGNS FOR PARADE, VINYL CO	42-34-50-52500 KIOSK REPAIRS/SUPPLIES	120.00
Total SIGNATURE SIGNS LLC:				120.00
SYSTEMS DESIGN				
26769	11/13/2024	IRRIGATION SHUTDOWN-CITY	11-52-00-53520 GROUNDS MAINT SUPPLIES	176.80
26771	11/13/2024	IRRIGATION SHUTDOWN-LIB P	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	353.60
Total SYSTEMS DESIGN:				530.40
TAPCO INC				
I790240	10/30/2024	WELLS/MAIN STREET STOP LIG	11-34-10-52600 REPAIRS-TRAFFIC SIGNALS,ETC	8,626.50
Total TAPCO INC:				8,626.50
TOTAL PARKING SOLUTIONS INC				
107055	11/20/2024	PAY BY TEXT FEES	42-34-50-54500 SUPPORT CONTRACTS	5,254.55
TOTAL PARKING SOLUTIONS INC:				5,254.55
TRANS UNION LLC				
10412158	10/28/2024	ALEJANDRA SANTOS-LG PUBLI	99-00-00-52110 GENERAL ADMIN EXPENSES	31.62
Total TRANS UNION LLC:				31.62
UNIQUE MANAGEMENT SERVICES INC				
6132764	11/01/2024	PLACEMENTS-OCT24	99-00-00-55110 CIRCULATION SUPPLIES & SERVICE	113.30
Total UNIQUE MANAGEMENT SERVICES INC:				113.30
WHITING, FRANK A				
CHAIRYOGA N	11/29/2024	CHAIR YOGA 11/19&11/26	99-00-00-54150 LIBRARY PROGRAMS	200.00
Total WHITING, FRANK A:				200.00
WI DEPARTMENT OF TRANSPORTATION				
395-00003722	11/01/2024	C LAKE GENEVA, MAIN ST	43-32-10-17010 STREET IMP PROGRAM	6,350.25
395-00003722	11/01/2024	EDWARDS BLVD. DESIGN	43-32-10-17010 STREET IMP PROGRAM	2,022.63
Total WI DEPARTMENT OF TRANSPORTATION:				8,372.88
WOLF PAVING CO INC				
24.0268-PYMT	09/12/2024	PAY REQUEST #1-2024 STREET	43-32-10-17010 STREET IMP PROGRAM	245,866.54
Total WOLF PAVING CO INC:				245,866.54
WT COX INFORMATION SERVICES				
3143815	11/11/2024	ANNUAL MAGAZINE ORDER JA	99-00-00-54120 LIBRARY MAGAZINES & NEWSPAPER	6,043.17
Total WT COX INFORMATION SERVICES:				6,043.17
Grand Totals:				328,026.09

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Invoice.Batch = "12042024","12042024A"

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 18, 2024

Agenda Item #6

Applicant:

Kurt Jennison
N3387 County Road H
Lake Geneva, WI 53147

Request:

722 W Main Street
Conditional Use Permit for Commercial Indoor
Entertainment

Description:

The applicant is submitting a proposal for a Conditional Use Permit (CUP) for the transfer and operation of an Indoor Commercial Entertainment land use located at 190 E. Main Street. The property is located in the Central Business (CB) Zoning District and the proposed Indoor Commercial Entertainment land use is permitted as a conditional use within this zoning district. Adjacent properties to the east are zoned CB (Central Business).

The current location of the use is on the third floor of the same building and is looking to move from Unit 302 to Unit 04 on the first floor. The proposed project consists of interior remodeling to include trim work, drywall repair, and new flooring. The floor plan for the unit includes two pool tables, a pool cue pro shop, an arcade area, and two utility and maintenance rooms.

Staff Review:

Land Use and Zoning

The proposed land use is allowable within the CB zoning district upon obtaining a Conditional Use Permit. Indoor Commercial Entertainment facilities include land uses which provide taverns, theaters, bars, and pool halls. This land use is required to comply with the following regulations and requirements:

- a. If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property. *Not applicable.*
- b. The facility shall provide a buffer yard with minimum opacity of 0.60 along all borders of the property abutting residentially zoned property. (See Section 98-610.) *Not applicable.*
- c. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses. *Application is following proper procedures and standards.*

Site Layout and Design

No exterior improvements or alterations are proposed to the building are proposed in the application materials.

Action by the Plan Commission:

As part of the consideration of the requested CUP, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed CUP;
- Include *findings* required by the Zoning Ordinance for CUP; and,
- Provide specific suggested *requirements/conditions* to modify the project as submitted.

Required Plan Commission Findings on the CUP for Recommendation to the Common Council:

A proposed CUP must be reviewed by the standards, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would include all of the following:
1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
 4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 5. The proposed conditional use is located in an area that will be adequately served by and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
 6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Factors 1-6 listed above.

Staff Recommendation:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided under A.1-6., above.
3. Staff recommends the following *additional condition of approval* be attached:
 - a. none

Suggested Motions:

- *Approve:* I recommend approval of the proposed *Conditional Use Permit for Kurt Jennison, N3387 County Road H, Lake Geneva, WI, for the proposed conversion of the building and property located at 772 W. Main Street, Tax Key No. ZOP 00321, to be used for Indoor Commercial Entertainment in the CB Zoning District*, including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of the *Conditional Use Permit for Neil Gill, Kurt Jennison, N3387 County Road H, Lake Geneva, WI, for the proposed conversion of the building and property located at 772 W. Main Street, Tax Key No. ZOP 00321, to be used for Indoor Commercial Entertainment in the CB Zoning District*, including the dissenting set of findings, and any additional conditions of recommended by staff, because *[provide rationale for denial, based on substantial evidence]*.

*Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates*

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

ENTERED to
City Planner
10/17/24

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

772 W. Main St. Suite 04 Lake Geneva, WI. 53147

Name and Address of Current Owner:

Al Paas
1720 Magrette Court Lake Forest, IL. 60045

Telephone No. with area code & Email of Current Owner: 312-270-4478

aapas@gmail.com

Owner Signature: _____

Name and Address of Applicant:

Kurt Jennison N3382 County Rd H Lake Geneva, WI.
53147

Telephone No. with area code & Email of Applicant: 262-745-8893

Kurt.Jennison@gmail.com

Proposed Conditional Use: Suite ~~1000~~ 04 Will offer an expansion to
Lake Geneva Billiard Club. Providing more tables to
host specific events.

Zoning District in which land is located: CITY OF Lake Geneva

Names and Addresses of architect, professional engineer and contractor of project:

N/A - No architectural, Professional engineering or major
construction is needed. Minimal drywall repair, Paint and Flooring replacement is needed.

Short statement describing activities to take place on site:

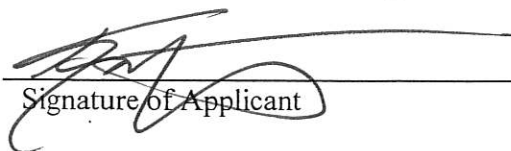
The space is designed to host events for private parties,
Billiard training/coaching, or Pool after school program and
additional tournament tables. offering Beer, wine, Pizza for
Planned events, Parties, etc...

Conditional Use Fee payable upon filing application: \$400.00 [\$100.00 for Application Under Sec. 98-407(3)]

Date

10/11/2024

Signature of Applicant



Kurt Jennison 772 W. Main St. Suite 04 Cost Recovery # 24411
Petitioner Name Project Address Lake Geneva, WI 53147 AR# 3506
OFFICE USE ONLY Description of Request Conditional Use

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit of \$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). An advanced deposit shall be required for the application related to Extraterritorial matters. Surplus deposits shall be returned to the Applicant at the conclusion of the project.

Kurt Jennison, as applicant/petitioner for
Project: Lake Geneva Billiard Club, High Rollers Room
Project Address: 772 W. Main St. Suite 04 Lake Geneva, WI. 53147
Parcel No. _____
Name: Kurt Jennison
Address: N3382 County Rd H
Lake Geneva, WI. 53147
Cell Phone: (262) - 745 - 8893 Phone: () - -
Email: Kurt. Jennison@gmail.com

Dated this 11th Day of October, 20 24

Kurt Jennison

Printed Name of Applicant / Petitioner


Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

Section 98-935 Fees:

(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(3) Payment of Fees: Fees shall be payable at the time applications are filed with the appropriate officer of the City (per the requirements of this Chapter), and are not refundable.

(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. The City Administrator at any time may require an applicant to submit an advance deposit of **\$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
CONDITIONAL USE REVIEW AND APPROVAL (Requirements per Section 98-905)**

This form should be used by the Applicant as a guide to submitting a complete application for a conditional use and by the City to process said application. Parts II and III should be used by the Applicant to submit a complete application; Parts I - IV should be used by the City as a guide when processing said application.

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

Follow-up pre-submittal staff meetings scheduled for:

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Application form filed with Zoning Administrator: Date: _____ by: _____

___ Application fee of \$ _____ received by Zoning Administrator: Date: _____ by: _____

___ Reimbursement of professional consultant costs agreement executed: Date: _____ by: _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 8 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 1 initial draft application packet and 1 digital copy for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator)

Date: _____ by: _____

↓
Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)

Date: _____ by: _____

↓

___ (a) A map of the proposed conditional use:

___ Showing all lands for which the conditional use is proposed;

___ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;

___ Map and all its parts are clearly reproducible with a photocopier;

___ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;

___ All lot dimensions of the subject property provided;

___ Graphic scale and north arrow provided.

___ (b) A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:

___ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;

- _____ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.
- _____ (e) Written justification for the proposed conditional use:
- _____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. *(See below)*

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

2. How is the proposed conditional use, in its specific location, in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 98-905(3)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development?

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 98-905(4)(b)1.-5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

IV. FINAL APPLICATION PACKET INFORMATION

- ____ Receipt of 1 full scale copy in blue line or black line
of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Receipt of 8 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ A digital copy of Final Application Packet shall be emailed to the
Building and Zoning Department upon submittal deadline. Date: _____ by: _____
- ____ Certification of complete Final Application Packet and
required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice published on _____ and _____ by: _____
- ____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
SITE PLAN REVIEW AND APPROVAL (Requirements per Section 98-908)**

This form should be used by the Applicant as a guide to submitting a complete application for a site plan review and by the City to process said application. Part II should be used by the Applicant to submit a complete application; Parts I - III should be used by the City as a guide when processing said application.

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

Follow-up pre-submittal staff meetings scheduled for:

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Application form filed with Zoning Administrator: Date: _____ by: _____

___ Application fee of \$ ___ received by Zoning Administrator: Date: _____ by: _____

___ Reimbursement of professional consultant costs agreement executed: Date: _____ by: _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 8 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 1 initial draft application packet and 1 digital copy for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator)

Date: _____ by: _____

⇓

Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)

Date: _____ by: _____

⇓

___ (a) A written description of the intended use describing in reasonable detail the:

___ Existing zoning district(s) (and proposed zoning district(s) if different);

___ Land use plan map designation(s);

___ Current land uses present on the subject property;

___ Proposed land uses for the subject property (per Section 98-206);

___ Projected number of residents, employees, and daily customers;

___ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;

___ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

- _____ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;
- _____ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";
- _____ Exterior building and fencing materials (Sections 98-718 and 98-720);
- _____ Possible future expansion and related implications for points above;
- _____ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

_____ (b) A Small Location Map at 11" x 17" showing the subject property, all properties within 300 feet, and illustrating its relationship to the nearest street intersection. (A photocopy of the pertinent section of the City's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)

_____ (c) A Property Site Plan drawing which includes:

- _____ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
- _____ The date of the original plan and the latest date of revision to the plan;
- _____ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
- _____ A reduction of the drawing at 11" x 17";
- _____ A legal description of the subject property;
- _____ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
- _____ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
- _____ All required building setback lines;
- _____ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
- _____ The location and dimension (cross-section and entry throat) of all access points onto public streets;
- _____ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;
- _____ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
- _____ The location of all outdoor storage areas and the design of all screening devices;
- _____ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;
- _____ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;
- _____ All engineering requirements for utilities, site designs, etc;
- _____ The location and type of any permanently protected green space areas;
- _____ The location of existing and proposed drainage facilities for storm water;

___ In the legend, data for the subject property on:

- ___ Lot Area;
- ___ Floor Area;
- ___ Floor Area Ratio (b/a);
- ___ Impervious Surface Area;
- ___ Impervious Surface Ratio (d/a);
- ___ Building Height.

___ (d) **A Detailed Landscaping Plan of the subject property:**

- ___ Scale same as main plan (> or equal to 1" equals 100')
- ___ Map reduction at 11" x 17"
- ___ Showing the location of all required buffer yard and landscaping areas
- ___ Showing existing and proposed Landscape Point fencing
- ___ Showing berm options for meeting said requirements
- ___ Demonstrating complete compliance with the requirements of Article VI
- ___ Providing individual plant locations and species, fencing types and heights, and berm heights;

___ (e) **A Grading and Erosion Control Plan:**

- ___ Same scale as the main plan (> or equal to 1" equals 100')
- ___ Map reduction at 11" x 17"
- ___ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

___ (f) **Elevation Drawings of proposed buildings or remodeling of existing buildings:**

- ___ Showing finished exterior treatment;
- ___ With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance;
- ___ Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

NOTE: Initiation of Land Use or Development Activity: Absolutely no land use or development activity, including site clearing, grubbing, or grading shall occur on the subject property prior to the approval of the required site plan. Any such activity prior to such approval shall be a violation of law and shall be subject to all applicable enforcement mechanisms and penalties.

NOTE: Modification of an Approved Site Plan: Any and all variation between development and/or land use activity on the subject property and the approved site plan is a violation of law. An approved site plan shall be revised and approved via the procedures of Subsections 98-908(2) and (4) so as to clearly and completely depict any and all proposed modifications to the previously approved site plan, prior to the initiation of said modifications.

III.FINAL APPLICATION PACKET INFORMATION

___ Receipt of 1 full scale copy in blueline or blackline
of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

___ Receipt of 8 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

___ A digital copy of Final Application Packet shall be emailed to the
Building and Zoning Department upon submittal deadline. Date: _____ by: _____

Development Review Committee (DRC) Application

Complete as much detailed information as possible to allow for a comprehensive departmental review prior to a Development Review Committee meeting. This application must be returned to the Building Inspector, with all conceptual plans, designs and other information prior to the scheduling a DRC meeting.

Applicant Information

Property Address 772 W. Main St. Site 04 Lake Geneva, WI. 53147
Applicant name Kurt Jernison
Applicant email Kurt.Jernison@gmail.com Phone Number 262-745-8893
Architect/Contractor/Designer Name N/A No Architect needed
Architect/Contractor/Designer Email _____ Phone Number _____

Type of Construction: New _____ Addition _____ Remodel _____
Type of Development: Single-family _____ Multi-family _____ Commercial X Industrial _____
Type of Business N/A No New, Addition, Remodel Construction needed.

Engineering

Site Plans should include the following: Project title and owner's/developer's name and address noted, architect's and/or engineer's name and address noted, property boundaries and dimensions, abutting property zoning classifications, general description of building materials, façade and roof detail, setback lines indicated, easements for access, if any, 100-year floodplain identification, existing and proposed topography shown at a contour interval of one foot, indicating proposed grade and location of improvements, signage and outdoor lighting, number of parking spaces provided, type, size and location of all structures with all building dimensions shown, location of existing and general location of proposed sanitary sewers, storm sewers, water-mains, and any proposed stormwater management facilities, location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening, location of pedestrian sidewalks and walkways, graphic outline of any development staging that is planned, driveway locations and sizes, handicap accessibility, environmental concerns (odor, smoke, noise, graphic scale and north arrow.

- Storm water management provisions provided? YES / NO
 - As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / NO
- Utility Plans Provided
 - Watermain
 - Sanitary Sewer
 - Storm Water
- Is a Land Division required? YES / NO
- Access points and dimensions shown? YES / NO
 - WISDOT Right-of-way?
 - County Right-of-way?
- Estimated Traffic impacts _____
 - Traffic Study Required YES/NO
 - Traffic Control Plan Required YES/NO
 - Will construction affect street parking or intersections? YES / NO

- Paving Materials, Typical Sections? YES / NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
- Proposed building/expansion dimensions _____
- Will there be signage? YES / NO type (mounted, freestanding) _____
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? _____
- Detailed property Site Plan? YES / NO Date of Plan: _____
- Green Space Calculations (Existing vs. Proposed) YES / NO
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES / NO

Water/Sewer Utilities

If an existing structure please circle the following:

- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement _____
- Estimated daily water usage in gallons per day _____
- Estimated maximum water flow in gallons per minute _____
- Number of bathrooms _____
- Brief description of process (if Industrial) _____

If the development is a multi-family dwelling, please provide the following:

- Number of units _____
- Number of bedrooms in each unit _____
- Water service size requirement _____

Pool Cue Pro Shop
With Display Case.

Utility
Maintenance
Room

Round
table
top

Pool table 2

Pool table 2

Rectangle
table top

Rectangle
table top

Rectangle
table top

Storage
Room

Trophy Case

Round
table
top

Arcade area

Bathroom

772 W. Main St.
Suite 04
Lake Geneva, WI. 53147

Floor Plan For High Rollers
Room.
High Roller
replies

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 18, 2024

Agenda Item #7

Applicant:

George and Carol Zimmermann
61 Lakeview Drive
Lake Geneva

Request:

61 Lakeview Drive
Conditional Use Permit for a partial second floor
addition to a home utilizing SR-4 Zoning District
requirements in the ER-1 Zoning District

Description:

The applicant is submitting a proposal for a Conditional Use Permit (CUP) to allow for a vertical addition to an existing single-family home located at 61 Lakeview Drive. The property is located in the Estate Residential ER-1 zoning district, the existing home utilizes certain SR-4 zoning standards, per Section 98-407(3). All surrounding properties are also zoned ER-1.

The project involves an addition of a partial second story (or “nest room”) with an interior stair. The project also involves interior renovation and replacement of windows. No changes to the building footprint or site are proposed.

Staff Review:

The existing home already utilizes SR-4 zoning district standards, including minimum side setback and minimum dwelling unit separation. As no changes are proposed to the building footprint or site, no additional use of SR-4 requirements has been requested. The proposed vertical addition meets the maximum height requirements in the ER-1 district. Overall, the proposed project complies with all applicable requirements of Section 98-206(1) pertaining to Residential land uses, Table 98-402: Residential Bulk Standards, and the requirements of Section 98-407(3) pertaining to the use of SR-4 Zoning Standards in the ER-1 Zoning District.

The applicant has provided documentation of The Manor Subdivision’s review and approval, which is needed prior to building permit issuance.

Action by the Plan Commission:

As part of the consideration of the requested CUP, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed CUP;
- Include *findings* required by the Zoning Ordinance for CUP; and,
- Provide specific suggested *requirements/conditions* to modify the project as submitted.

Required Plan Commission Findings on the CUP for Recommendation to the Common Council:

A proposed CUP must be reviewed by the standards, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:
1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
 4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
 6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Factors 1-6 listed above.

Staff Recommendation:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided under A.1-6., above.
3. Staff recommends the following *additional condition of approval* be attached:
 - a. none

Suggested Motions:

- *Approve:* I recommend approval of the proposed *Conditional Use Permit for George and Carol Zimmermann at 61 Lakeview Drive, Lake Geneva, for a request to allow a partial second floor in the Estate Residential (ER-1) zoning district for the property located at 61 Lakeview Drive, Parcel No. ZLM 00078*, including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of the proposed *Conditional Use Permit for George and Carol Zimmermann at 61 Lakeview Drive, Lake Geneva, for a request to allow a partial second floor in the Estate Residential (ER-1) zoning district for the property located at 61 Lakeview Drive, Parcel No. ZLM 00078*, including the dissenting set of findings, and any additional conditions of recommended by staff, because *[provide rationale for denial, based on substantial evidence]*.

*Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates*

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

61 Lake View Drive, Lake Geneva. Lot 19 and 20, Block 31 of Geneva Manor Tract number 17, except that part of said lot 20 described as follows: Commencing at the Northeasterly corner of said lot 20; Thence Northwesterly to Northwest corner of said lot 20; Thence Southeasterly 88.5 feet to the point beginning, located in the East 1/2 of section 35, Township 2 North, Range 17 East, City of Lake Geneva, Walworth County Wisconsin

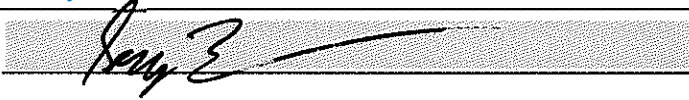
Name and Address of Current Owner: GEORGE AND CAROL ZIMMERMANN

61 LAKEVIEW DRIVE LAKE GENEVA WI 53147

Telephone No. with area code & Email of Current Owner: George Zimmermann : 989.980.7367

George: gzimmermann@yahoo.com Carol Zimmermann : 517.648.1047 Carol: czlakeg@gmail.com

Owner Signature: _____



Name and Address of Applicant:

GEORGE AND CAROL ZIMMERMANN

61 LAKEVIEW DRIVE LAKE GENEVA WI 53147

Telephone No. with area code & Email of Applicant: George Zimmermann : 989.890.7367

gzimmermann@yahoo.com

Proposed Conditional Use: ER-1 - EXTERIOR WINDOW UPGRADES AND RELOCAION. ADDED NEW

CONSTRUCTION OF PARTIAL SECOND FLOOR "NEST" ROOM.

Zoning District in which land is located: ZONING : ER-1- ESTATE RESIDENTIAL - THE MANOR

Names and Addresses of architect, professional engineer and contractor of project:

Lake Geneva Architects. 323 Broad St Suite 102, Lake Geneva

Engineer (Structural)- Mark Pulakas - Focus Engineering

Contractor - Maddock Construction

Short statement describing activities to take place on site:

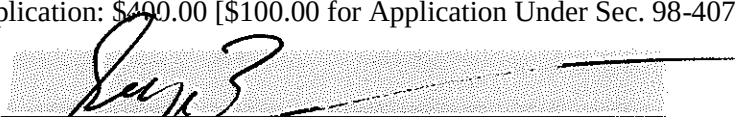
Interior Renovation to existing home. Relocation/replacement of existing windows. Addition of partial second story with interior stair.

Conditional Use Fee payable upon filing application: \$400.00 [\$100.00 for Application Under Sec. 98-407(3)]

9.23.24

Date

Signature of Applicant



George and Carol Zimmermann 61 Lakeview Drive Lake Geneva WI 53147 Cost Recovery # _____
Petitioner Name Project Address

OFFICE USE ONLY Description of Request Renovation / Addition to Existing Residence

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit of **\$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** Surplus deposits shall be returned to the Applicant at the conclusion of the project.

George and Carol Zimmermann, as applicant/petitioner for
Project: Renovation / Addition to Primary Residence
Project Address: 61 Lakeview Drive Lake Geneva WI 53147
Parcel No. 1310 W Main Street, Lake Geneva. ZLM 00078 (see attached sheet for legal description)
Name: George and Carol Zimmermann
Address: 61 Lakeview Drive Lake Geneva WI 53147

George Zimmermann Carol Zimmermann
Cell Phone: (989) - 890 - 7367 Phone: (517) - 648 - 1047
Email: gzimmermann@yahoo.com

Dated this 23rd Day of September, 2024

George and Carol Zimmermann

Printed Name of Applicant / Petitioner



Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

Section 98-935 Fees:

(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(3) Payment of Fees: Fees shall be payable at the time applications are filed with the appropriate officer of the City (per the requirements of this Chapter), and are not refundable.

(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. The City Administrator at any time may require an applicant to submit an advance deposit **of \$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.

CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR: CONDITIONAL USE REVIEW AND APPROVAL (Requirements per Section 98-905)

This form should be used by the Applicant as a guide to submitting a complete application for a conditional use and by the City to process said application. Parts II and III should be used by the Applicant to submit a complete application; Parts I - IV should be used by the City as a guide when processing said application.

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ Pre-submittal staff meeting scheduled:

Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

Follow-up pre-submittal staff meetings scheduled for:

____ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

____ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

____ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

____ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

____ Application form filed with Zoning Administrator: Date: _____ by: _____

____ Application fee of \$ ____ received by Zoning Administrator: Date: _____ by: _____

____ Reimbursement of professional consultant costs agreement executed: Date: _____ by: _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 8 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 1 initial draft application packet and 1 digital copy for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator) Date: _____ by: _____

↓ *Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)* Date: _____ by: _____

↓

____ (a) **A map of the proposed conditional use:**

- ____ Showing all lands for which the conditional use is proposed;
- ____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- ____ Map and all its parts are clearly reproducible with a photocopier;
- ____ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;
- ____ All lot dimensions of the subject property provided;
- ____ Graphic scale and north arrow provided.

____ (b) **A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:**

____ (c) **A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;**

- _____ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.
- _____ (e) Written justification for the proposed conditional use:
- _____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. *(See below)*

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

- How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?
61 Lake View Drive currently resides in a downtown residential district - ER-1. The existing property is substandard due to section 98-407 (1) in width and area. Per the conditional use process we are proposing a renovation to the existing home with a partial second story. . This supports the comprehensive plan in the development of quality housing within the existing urban fabric and no change to the ER-1 single family residence.
- How is the proposed conditional use, in its specific location, in harmony with the purposed, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?
61 Lake View Drive located in the Manor is an existing residence that is proposing a second story addition and re-work to existing exterior window. The residence is to remain a single family home which resides currently in a prime residential neighborhood. The proposed addition to the single family home, is high quality, high design and promotes residential infill using the existing home built in compliance with today's standards and codes. These elements embody the goals and objectives of the Comprehensive Plan.
- Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 98-905(3)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development?
The proposed renovation addition, is enhancing the internal flow and circulation of the residence in its existing footprint of the existing home and does not create any adverse impact on the neighboring properties and or compromise the character of the neighborhood. The Proposed development is not adding any additional traffic patterns, additional curb cuts or required parking from its original use as a residence. Per conditional use the property is adhering to the Zoning standards of ER-1 Zoning.
- How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
The proposed new residence, remains consistent with its current use of a residence. There is not request in change of zoning as the renovation complies with the current ER-1 Zoning guidelines.

5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

We feel the proposed addition and exterior window upgrades, does not create or impose new burdens to the public services provided.

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 98-905(4)(b)1.-5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

We feel the proposed addition and exterior window upgrades, does not create or impose new burdens to the public services provided as the use of residential ER-1 is maintained with the proposed improvements and consistent with the existing urban fabric of the Manor.

IV. FINAL APPLICATION PACKET INFORMATION

____ Receipt of 1 full scale copy in blueline or blackline
of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ Receipt of 8 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ A digital copy of Final Application Packet shall be emailed to the
Building and Zoning Department upon submittal deadline. Date: _____ by: _____

____ Certification of complete Final Application Packet and
required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____

____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____

____ Class 2 Legal Notice published on _____ and _____ by: _____

____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____

CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR: SITE PLAN REVIEW AND APPROVAL (Requirements per Section 98-908)

This form should be used by the Applicant as a guide to submitting a complete application for a site plan review and by the City to process said application. Part II should be used by the Applicant to submit a complete application; Parts I - III should be used by the City as a guide when processing said application.

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

_____ Pre-submittal staff meeting scheduled:

Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

Follow-up pre-submittal staff meetings scheduled for:

_____ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

_____ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

_____ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

_____ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

_____ Application form filed with Zoning Administrator: Date: _____ by: _____

_____ Application fee of \$ _____ received by Zoning Administrator: Date: _____ by: _____

_____ Reimbursement of professional consultant costs agreement executed: Date: _____ by: _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 8 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 1 initial draft application packet and 1 digital copy for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator)

Date: _____ by: _____

↓

Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)

Date: _____ by: _____

↓

_____ (a) A **written description** of the intended use describing in reasonable detail the:

_____ Existing zoning district(s) (and proposed zoning district(s) if different);

_____ Land use plan map designation(s);

_____ Current land uses present on the subject property;

_____ Proposed land uses for the subject property (per Section 98-206);

_____ Projected number of residents, employees, and daily customers;

_____ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;

_____ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

- _____ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;
- _____ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";
- _____ Exterior building and fencing materials (Sections 98-718 and 98-720);
- _____ Possible future expansion and related implications for points above;
- _____ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

_____ (b) **A Small Location Map** at 11" x 17" showing the subject property, all properties within 300 feet, and illustrating its relationship to the nearest street intersection. (A photocopy of the pertinent section of the City's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)

_____ (c) **A Property Site Plan drawing which includes:**

- _____ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
- _____ The date of the original plan and the latest date of revision to the plan;
- _____ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
- _____ A reduction of the drawing at 11" x 17";
- _____ A legal description of the subject property;
- _____ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
- _____ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
- _____ All required building setback lines;
- _____ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
- _____ The location and dimension (cross-section and entry throat) of all access points onto public streets;
- _____ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;
- _____ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
- _____ The location of all outdoor storage areas and the design of all screening devices;
- _____ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;
- _____ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;
- _____ All engineering requirements for utilities, site designs, etc;
- _____ The location and type of any permanently protected green space areas;
- _____ The location of existing and proposed drainage facilities for storm water;

_____ In the legend, data for the subject property on:

- _____ Lot Area;
- _____ Floor Area;
- _____ Floor Area Ratio (b/a);
- _____ Impervious Surface Area;
- _____ Impervious Surface Ratio (d/a);
- _____ Building Height.

_____ (d) **A Detailed Landscaping Plan of the subject property:**

- _____ Scale same as main plan (> or equal to 1" equals 100')
- _____ Map reduction at 11" x 17"
- _____ Showing the location of all required buffer yard and landscaping areas
- _____ Showing existing and proposed Landscape Point fencing
- _____ Showing berm options for meeting said requirements
- _____ Demonstrating complete compliance with the requirements of Article VI
- _____ Providing individual plant locations and species, fencing types and heights, and berm heights;

_____ (e) **A Grading and Erosion Control Plan:**

- _____ Same scale as the main plan (> or equal to 1" equals 100')
- _____ Map reduction at 11" x 17"
- _____ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

_____ (f) **Elevation Drawings of proposed buildings or remodeling of existing buildings:**

- _____ Showing finished exterior treatment;
- _____ With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance;
- _____ Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

NOTE: Initiation of Land Use or Development Activity: Absolutely no land use or development activity, including site clearing, grubbing, or grading shall occur on the subject property prior to the approval of the required site plan. Any such activity prior to such approval shall be a violation of law and shall be subject to all applicable enforcement mechanisms and penalties.

NOTE: Modification of an Approved Site Plan: Any and all variation between development and/or land use activity on the subject property and the approved site plan is a violation of law. An approved site plan shall be revised and approved via the procedures of Subsections 98-908(2) and (4) so as to clearly and completely depict any and all proposed modifications to the previously approved site plan, prior to the initiation of said modifications.

III.FINAL APPLICATION PACKET INFORMATION

_____ Receipt of 1 full scale copy in blueline or blackline
of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

_____ Receipt of 8 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

_____ A digital copy of Final Application Packet shall be emailed to the
Building and Zoning Department upon submittal deadline. Date: _____ by: _____

Development Review Committee (DRC) Application

Complete as much detailed information as possible to allow for a comprehensive departmental review prior to a Development Review Committee meeting. This application must be returned to the Building Inspector, with all conceptual plans, designs and other information prior to the scheduling a DRC meeting.

Applicant Information

Property Address 61 LAKEVIEW DRIVE, Lake Geneva. ZLM 00078

Applicant name GEORGE AND CAROL ZIMMERMANN

Applicant email George Zimmermann: gzimmermann@yahoo.com Phone Number 989.980.7367
Carol Zimmermann: czlakeg@gmail.com 517.648.1047

Architect/Contractor/Designer Name Justin Steubs - Lake Geneva Architects

Architect/Contractor/Designer Email justin@lakegenevaarchitects.com Phone Number 262.248.1400 ext. 4

Type of Construction: New _____ Addition X Remodel X

Type of Development: Single-family X Multi-family _____ Commercial _____ Industrial _____

Type of Business N/A

Engineering

Site Plans should include the following: Project title and owner's/developer's name and address noted, architect's and/or engineer's name and address noted, property boundaries and dimensions, abutting property zoning classifications, general description of building materials, façade and roof detail, setback lines indicated, easements for access, if any, 100-year floodplain identification, existing and proposed topography shown at a contour interval of one foot, indicating proposed grade and location of improvements, signage and outdoor lighting, number of parking spaces provided, type, size and location of all structures with all building dimensions shown, location of existing and general location of proposed sanitary sewers, storm sewers, water-mains, and any proposed stormwater management facilities, location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening, location of pedestrian sidewalks and walkways, graphic outline of any development staging that is planned, driveway locations and sizes, handicap accessibility, environmental concerns (odor, smoke, noise, graphic scale and north arrow).

- Storm water management provisions provided? YES / NO
 - As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / NO
- Utility Plans Provided
 - Watermain
 - Sanitary Sewer
 - Storm Water
- Is a Land Division required? YES / NO
- Access points and dimensions shown? YES / NO
 - WISDOT Right-of-way?
 - County Right-of-way?
- Estimated Traffic impacts _____
 - Traffic Study Required YES/NO
 - Traffic Control Plan Required YES/NO
 - Will construction affect street parking or intersections? YES / NO

- Paving Materials, Typical Sections? YES / NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
- Proposed building/expansion dimensions NO BUILDING FOOTPRINT EXPANSION
- Will there be signage? YES / NO type (mounted, freestanding) _____
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? N/A
- Detailed property Site Plan? YES / NO Date of Plan: _____
- Green Space Calculations (Existing vs. Proposed) YES / NO
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES / NO

Water/Sewer Utilities

If an existing structure please circle the following:

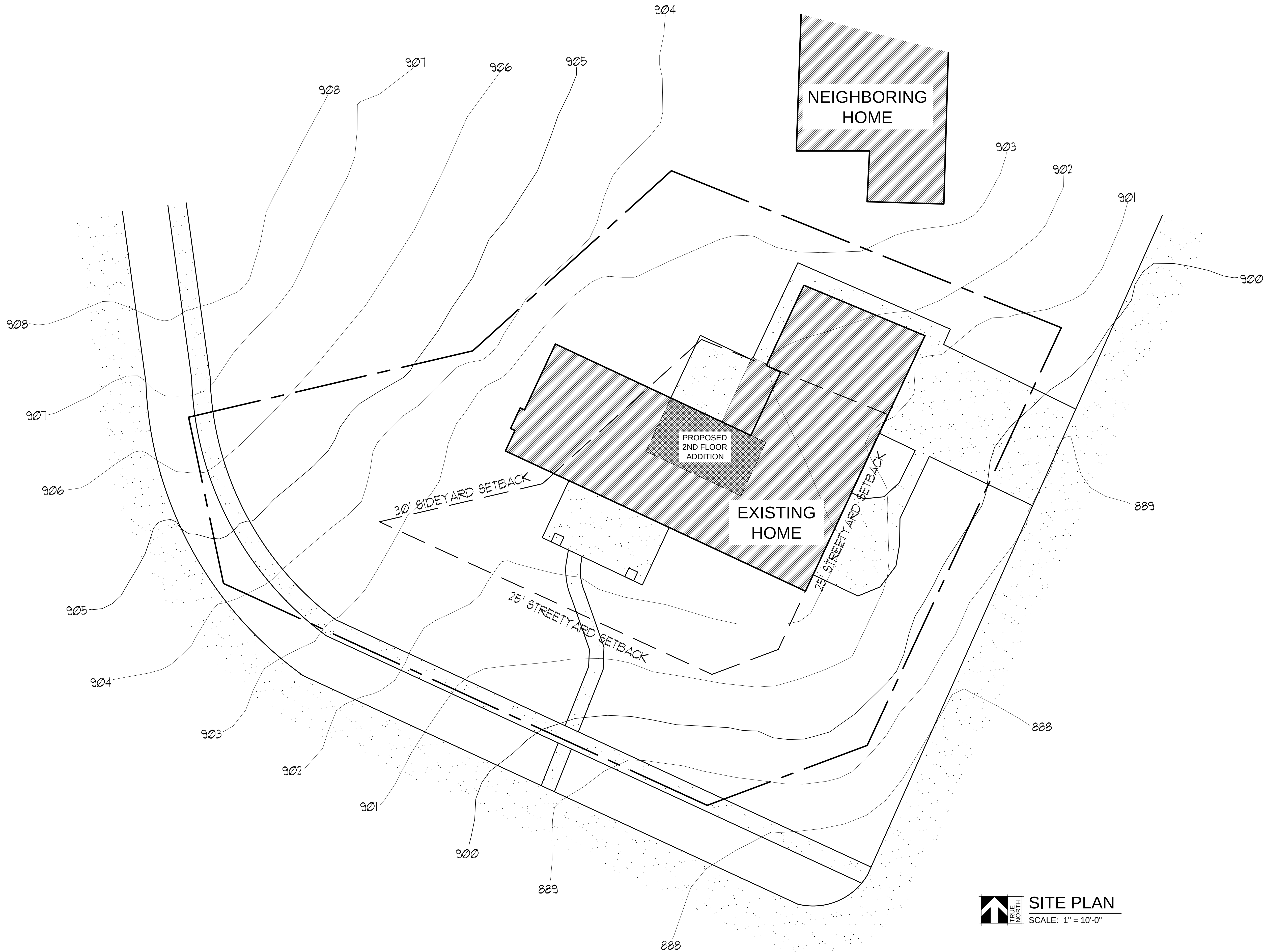
- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

~~If the development is Commercial or Industrial, please provide the following:~~

- ~~• Water service size requirement _____~~
- ~~• Estimated daily water usage in gallons per day _____~~
- ~~• Estimated maximum water flow in gallons per minute _____~~
- ~~• Number of bathrooms _____~~
- ~~• Brief description of process (if Industrial) _____~~

~~If the development is a multi-family dwelling, please provide the following:~~

- ~~• Number of units _____~~
- ~~• Number of bedrooms in each unit _____~~
- ~~• Water service size requirement _____~~



ZONING RESEARCH

CURRENT ZONING: RES-1 IN CITY OF LAKE GENEVA
WALLWORTH COUNTY: THIS PROPERTY IS
SUB-STANDARD DUE TO LOT WIDTH AND AREA.

HEIGHT / AREA / YARD REQUIREMENTS
LOT AREA MIN. 40,000 SF. (13,792 SF. ACTUAL.)

LOT WIDTH MIN. 150' (104.15' ACTUAL AVERAGE.)

SETBACKS
STREET 25'
SIDE 30' MIN.
REAR 30' MIN.
HEIGHT 35'

THIS PROPERTY MEETS ALL REQUIREMENTS SET
FORTH IN SEC. 14-221 FOR EXISTING SUBSTANDARD
LOTS.

DEFINITIONS

PER SEC 98-034

LOT WIDTH: THE DISTANCE BETWEEN THE SIDE LOT
LINES OF A LOT, MEASURED PARALLEL TO THE
FRONT LOT LIE AT THE REAR FRONT YARD SETBACK.

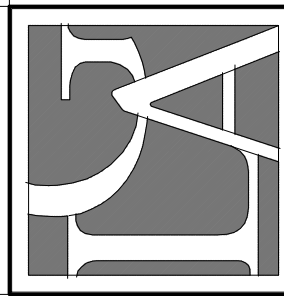
SUBSTANDARD LOT: A LOT OF RECORD WHICH
LAWFULLY EXISTED PRIOR TO THIS CHAPTER, WHICH
WOULD NOT CONFORM TO THE APPLICABLE
REGULATIONS IF THE LOT WERE TO BE CREATED
UNDER THE CURRENT PROVISIONS OF THIS CHAPTER.
SEE SECTION 98-401.

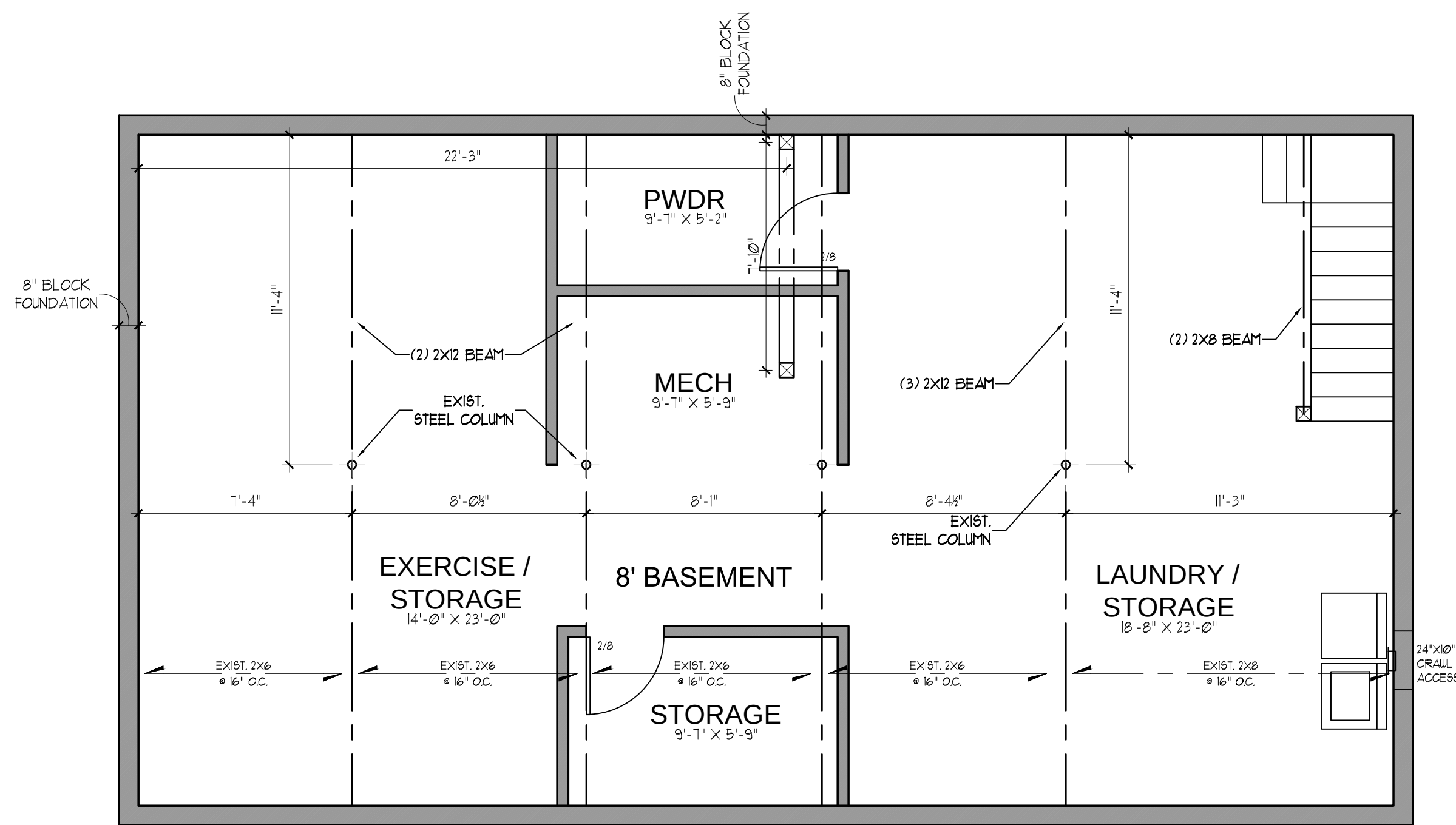
BUILDING HEIGHT: THE VERTICAL DISTANCE FROM 1)
THE LOWEST ELEVATION OF THE ADJOINING GROUND
LEVEL OR 2) THE ESTABLISHED GRADE, WHICHEVER
IS LOWER TO THE TOP OF THE CORNICE OF A FLAT
ROOF TO THE DECKLINE OF A HANGARD ROOF TO A
POINT OF THE ROOF DIRECTLY ABOVE THE HIGHEST
WALL OF A SHED ROOF TO THE UPPERMOST POINT
ON A ROUND OR OTHER ARCH-TYPE ROOF, OR TO
THE MEAN DISTANCE OF THE HIGHEST GABLE ON A
PITCHED OR HIP ROOF. ALSO APPLIES TO
STRUCTURES.

SITE LEGEND

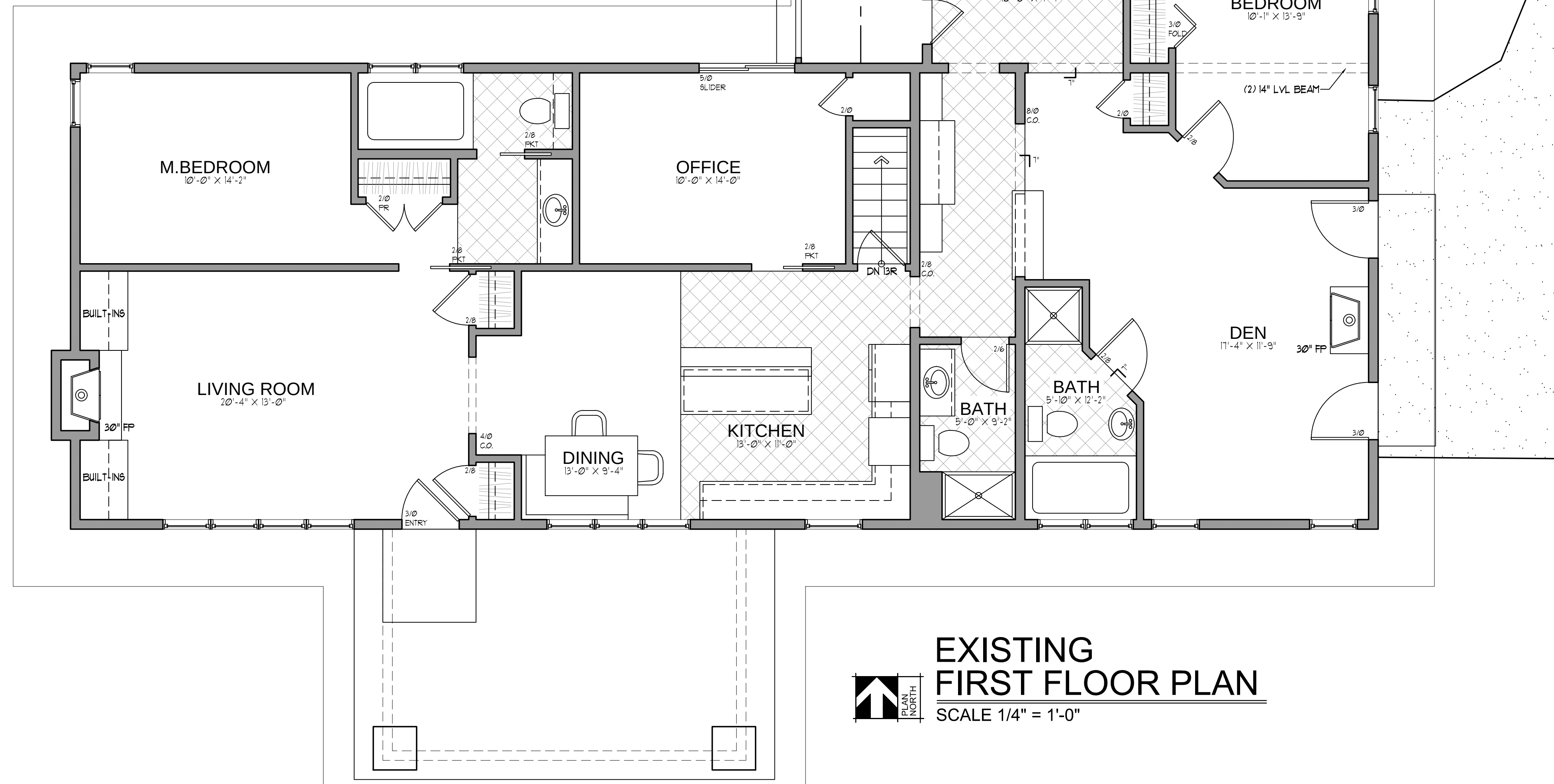
	EXISTING STRUCTURE		EXISTING GRADE
	EXISTING STRUCTURE TO BE REMOVED		ABANDONED GRADE
	NEW STRUCTURE		NEW GRADE
	DECKS, PATIOS, TERRACES		SILT FENCING
	HARD SURFACE (PAVERS, CONCRETE, ASPHALT)		PROPERTY LINE
	SOIL STOCKPILE		SETBACK LINE
			1" TREE
			EXISTING TREE
			8" TREE
			EXISTING TREE TO BE REMOVED

TRUE NORTH
SITE PLAN
SCALE: 1" = 10'-0"

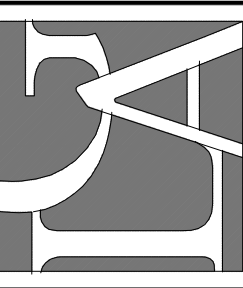


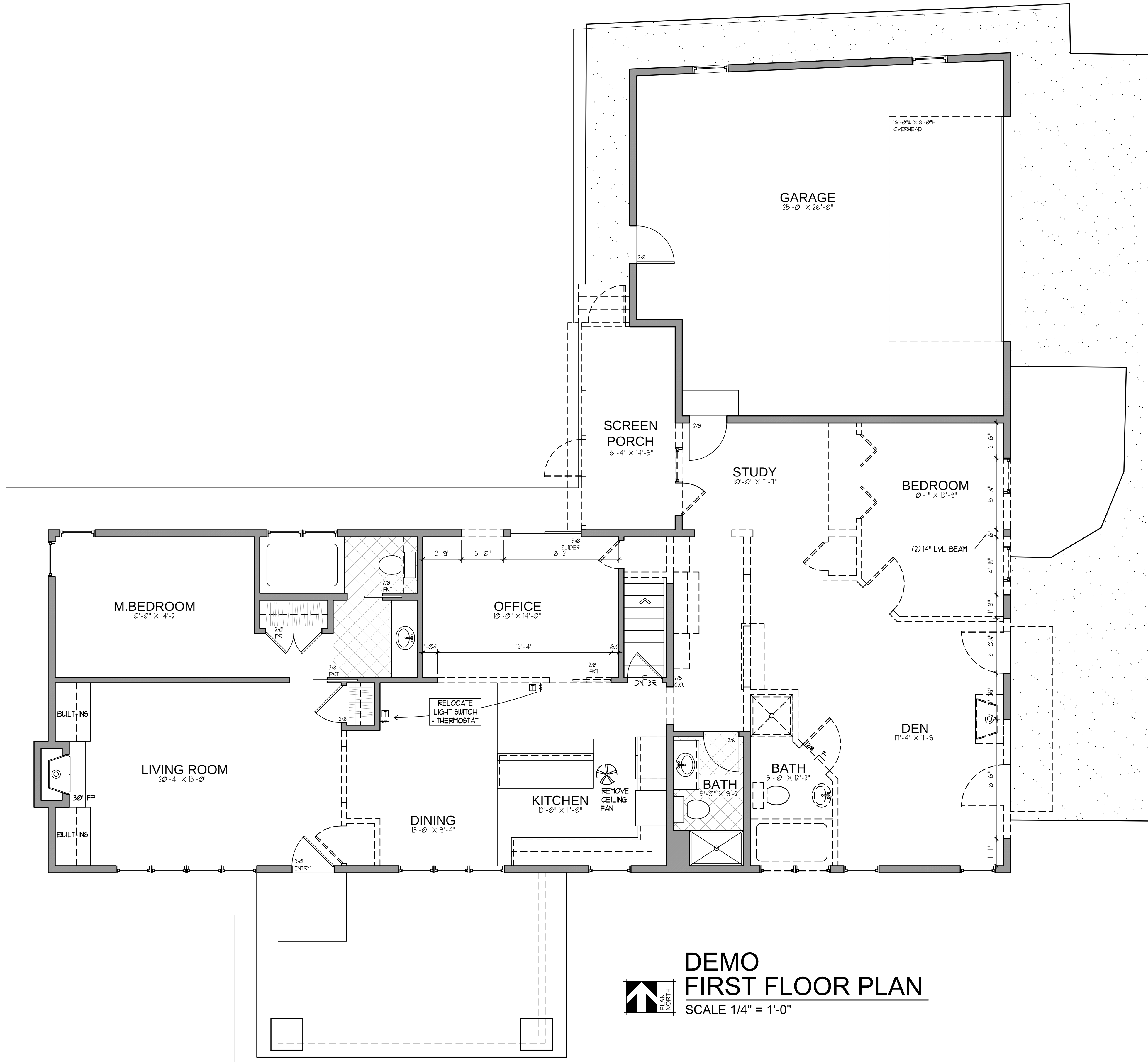


 **EXISTING
FIRST FLOOR PLAN**
SCALE 1/4" = 1'-0"

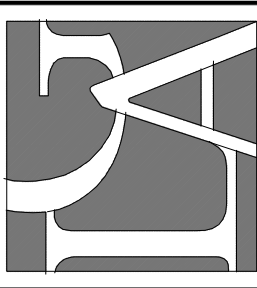


 **EXISTING
FIRST FLOOR PLAN**
SCALE 1/4" = 1'-0"





DEMO
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

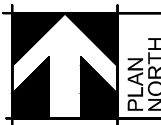
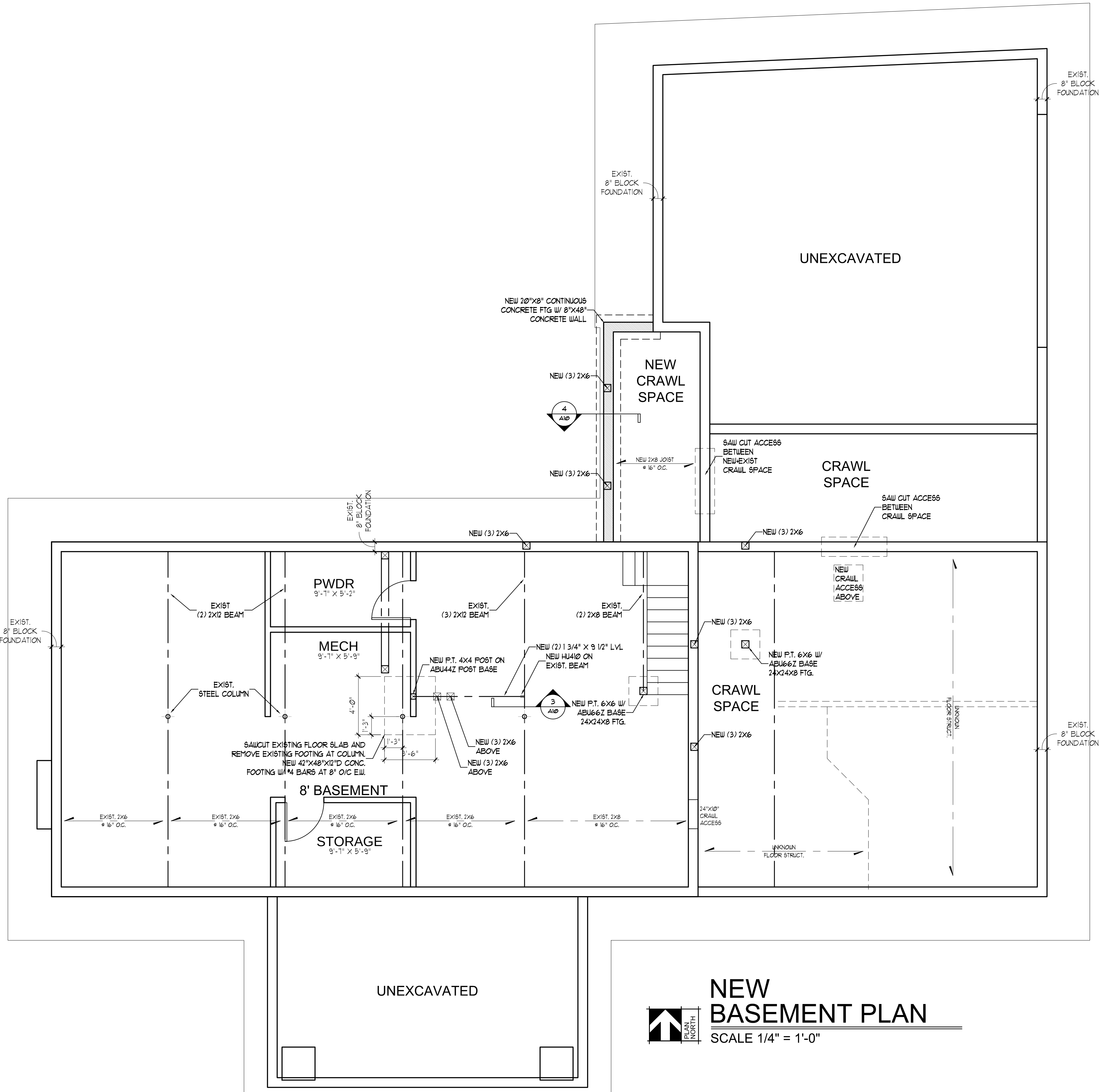


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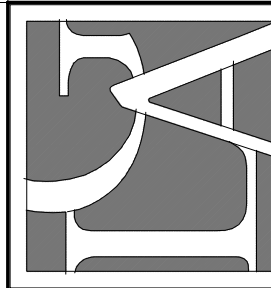
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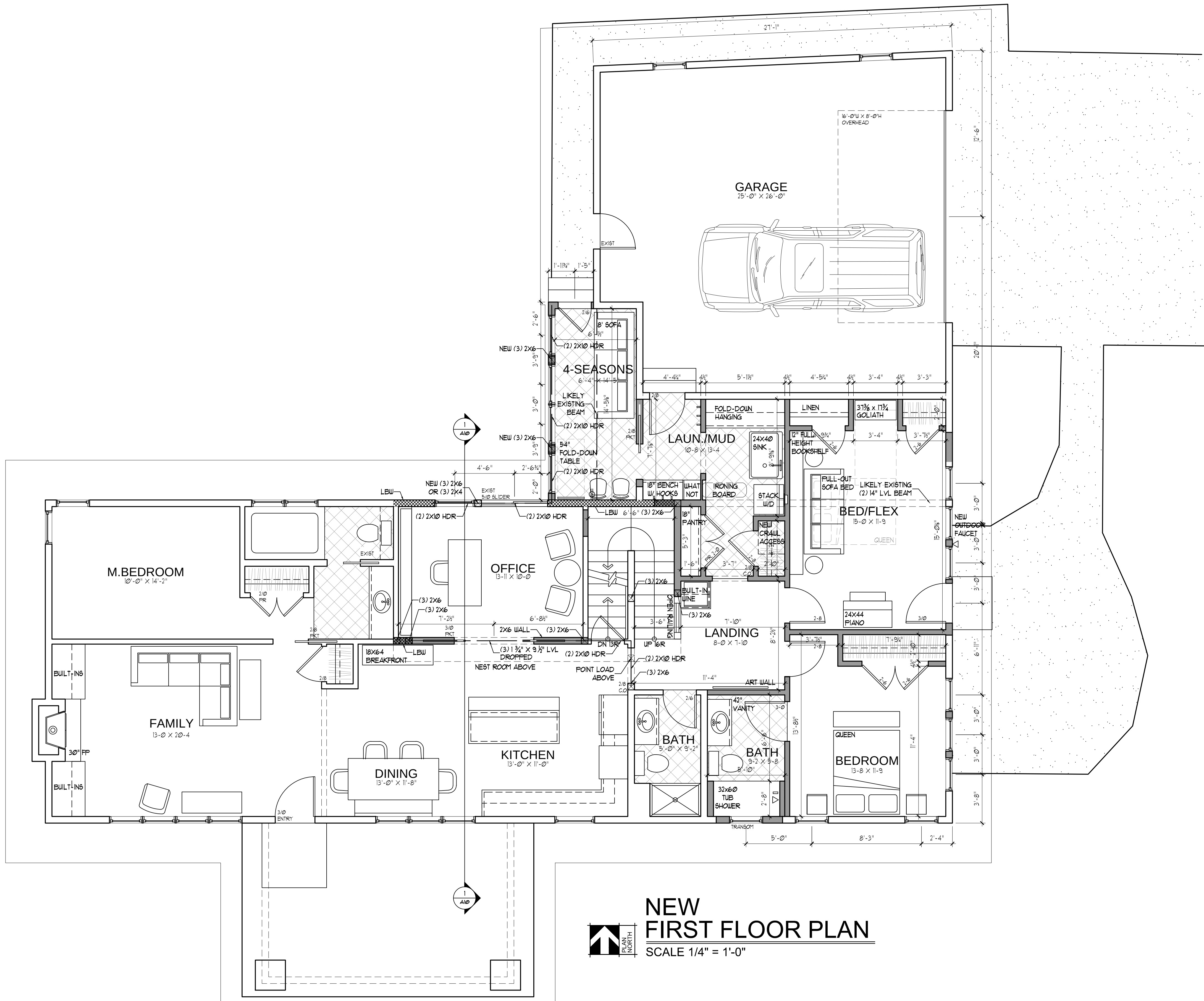
DATE: 09.05.24

A3

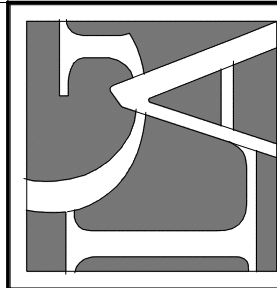


**NEW
BASEMENT PLAN**
SCALE 1/4" = 1'-0"





**NEW
FIRST FLOOR PLAN**
SCALE 1/4" = 1'-0"





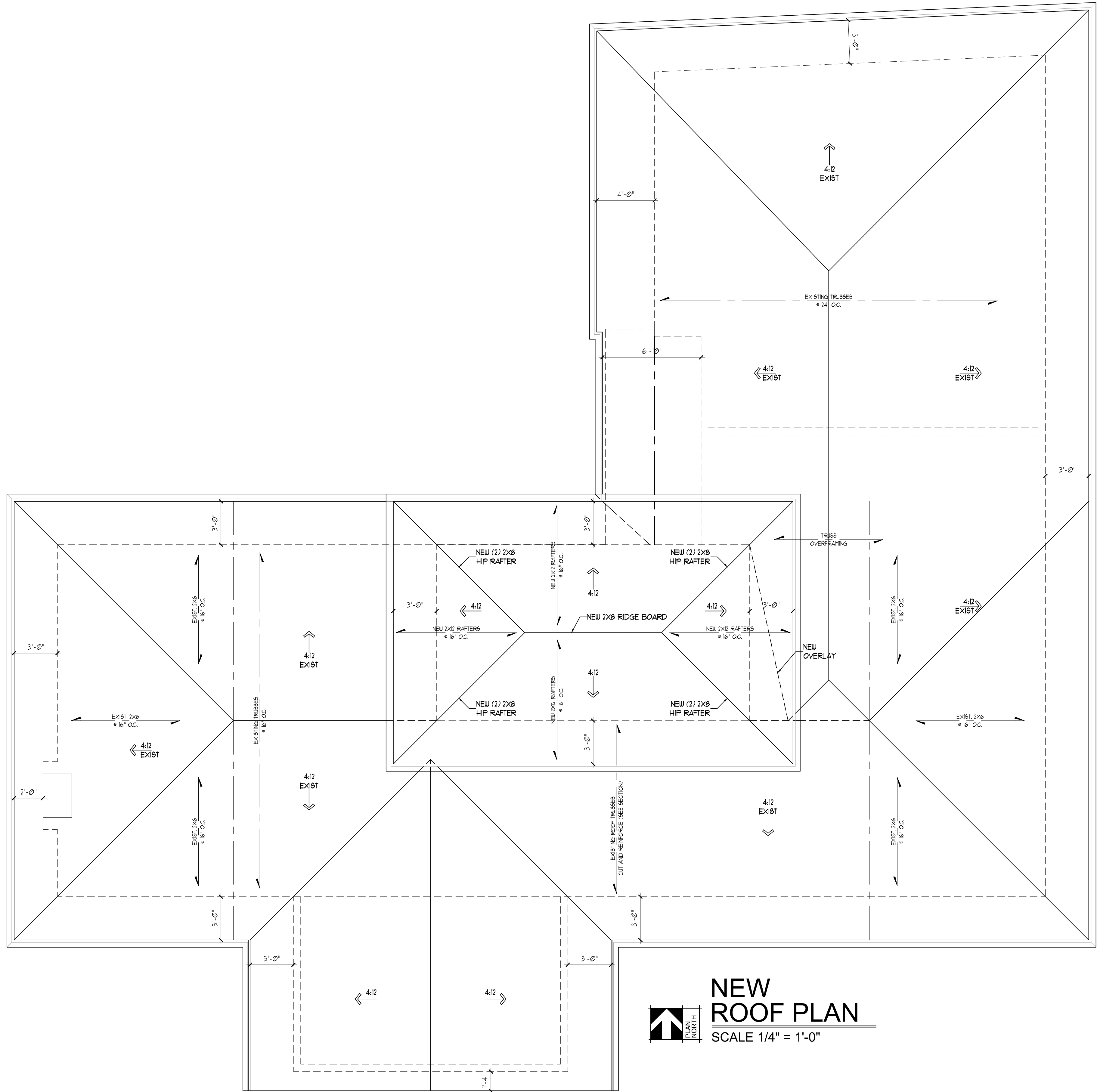
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A6

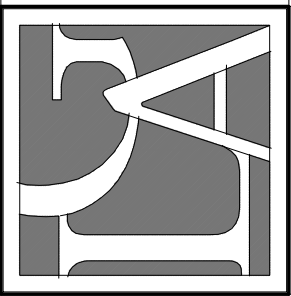
LAKE GENEVA
Architects

LAKE GENEVA ARCHITECTS
323 BROAD ST. STE 102
LAKE GENEVA, WI 53147
262.246.1400

STUDIO OF JASON R. BERNARD
LakeGenevaArchitects.com



**NEW
ROOF PLAN**
SCALE 1/4" = 1'-0"



LAKE GENEVA
Architects

STUDIO OF JASON R. BERNARD

LAKE GENEVA ARCHITECTS
323 BROAD ST. STE 102
LAKE GENEVA, WI 53147
262.248.1400

LakeGenevaArchitects.com

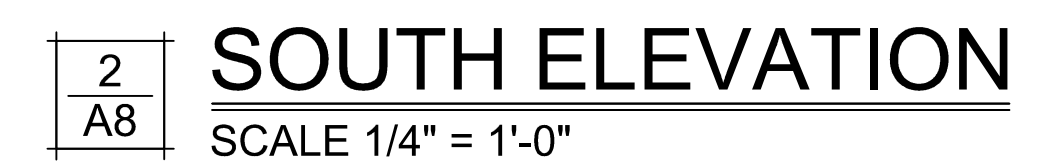
ZIMMERMANN RESIDENCE
61 LAKEVIEW DRIVE
LAKE GENEVA, WI 53147

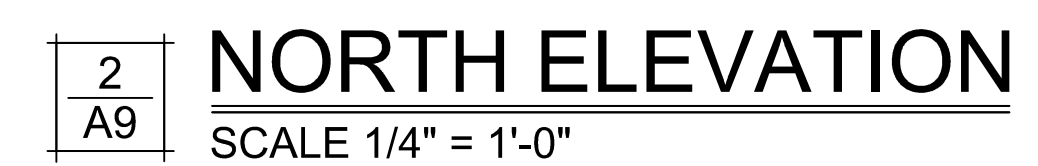
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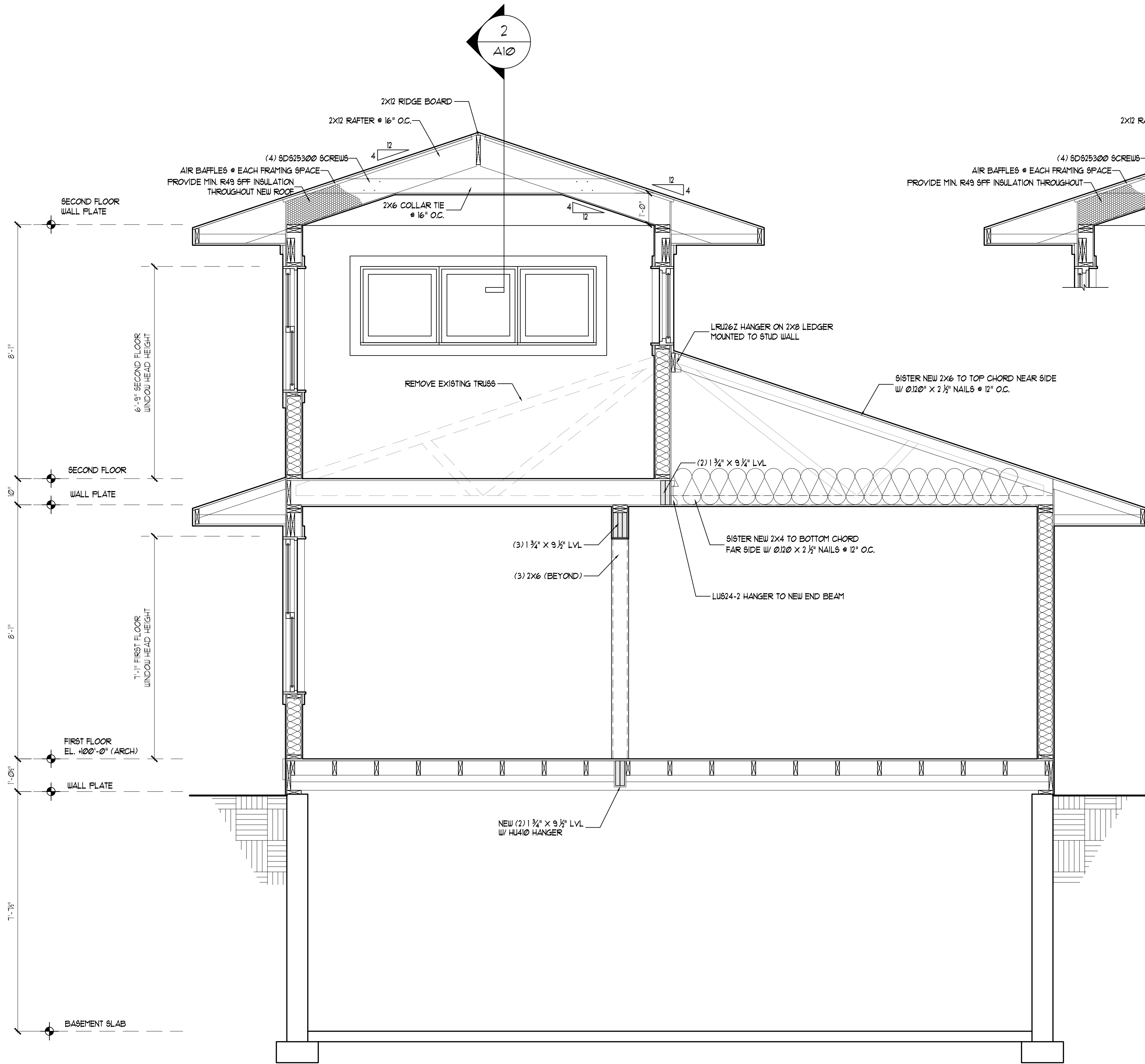
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DATE: 09.05.24

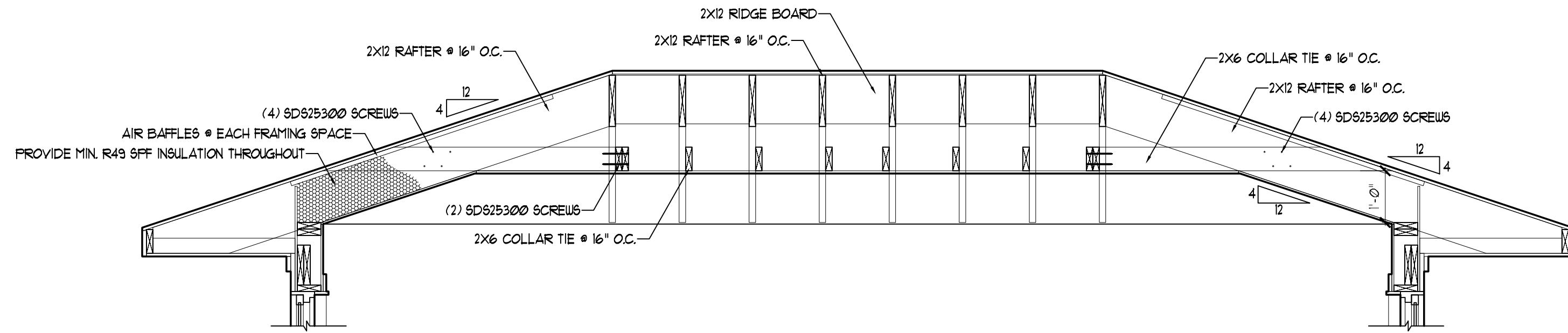
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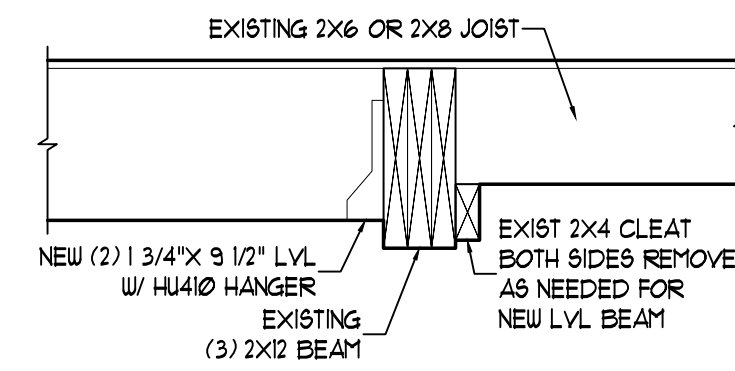




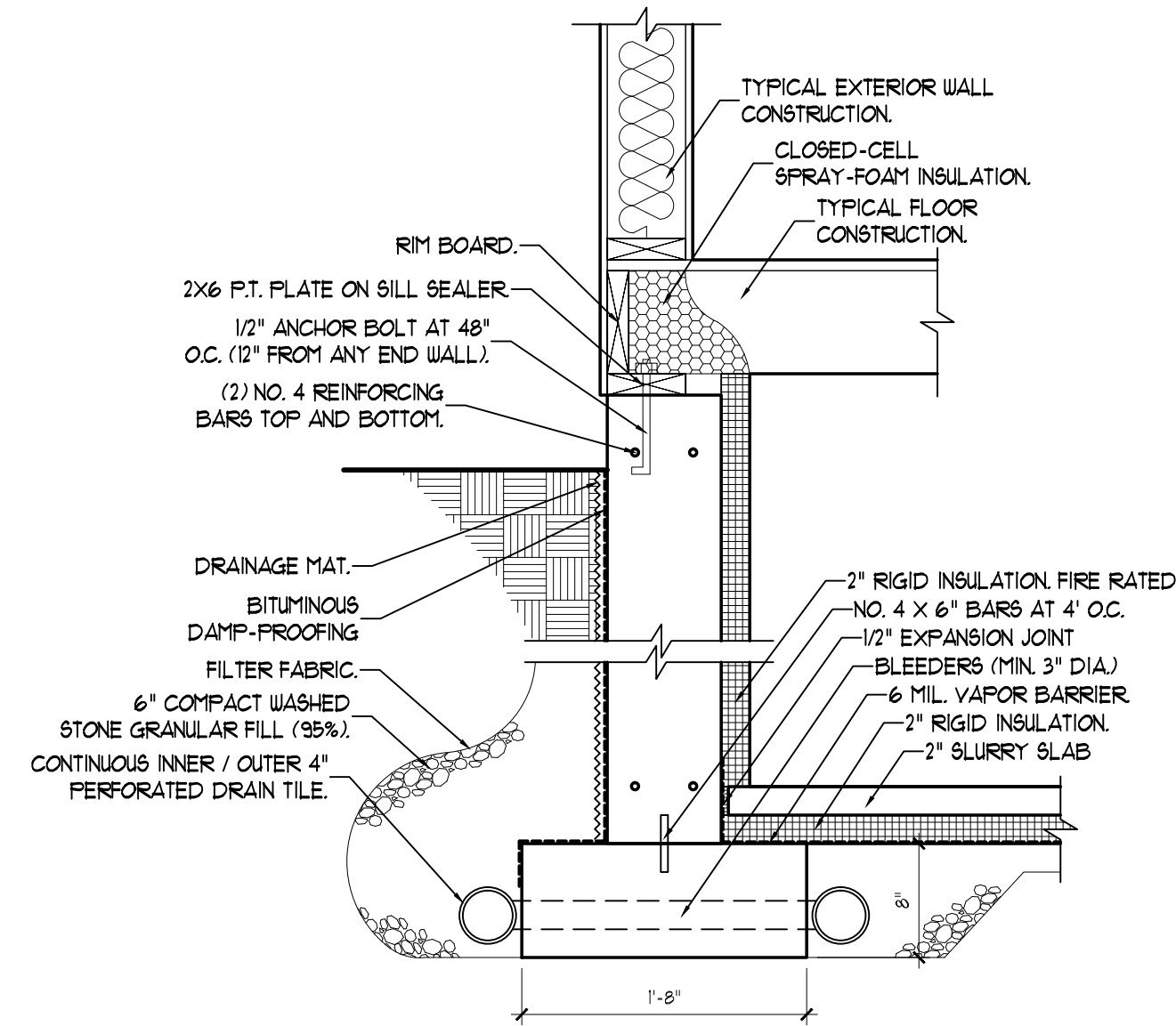
1
A10
SECTION
SCALE 1/2" = 1'-0"



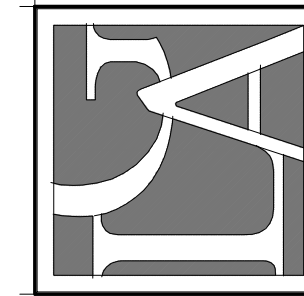
2
A10
ROOF DETAIL
SCALE 1/2" = 1'-0"

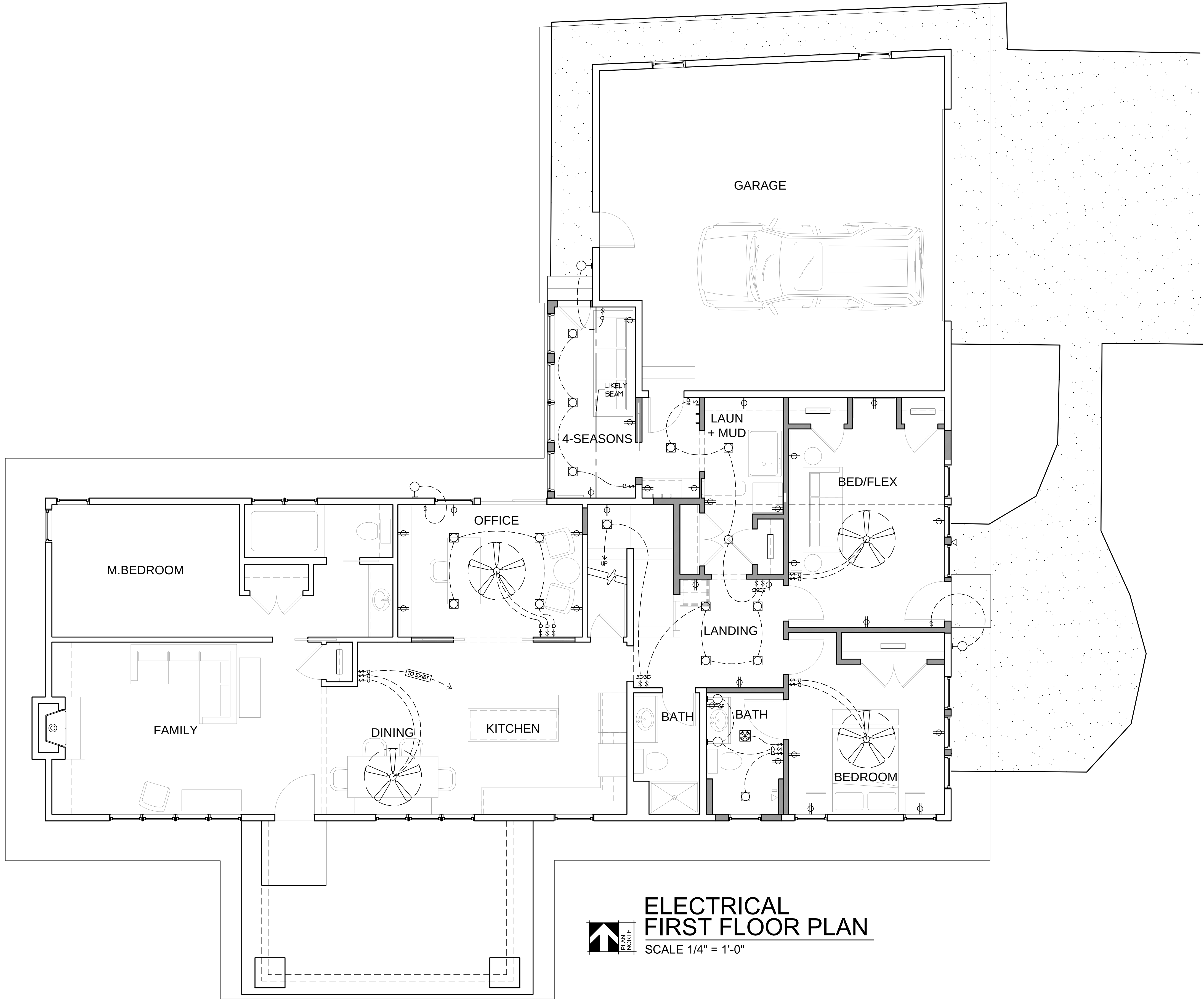


3
A10
BEAM DETAIL
SCALE 1" = 1'-0"



4
A10
FOUNDATION WALL
SCALE 1" = 1'-0"



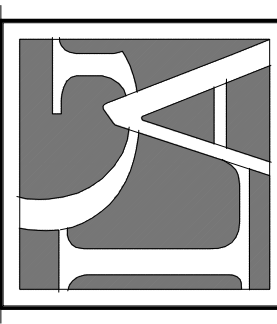


ELECTRICAL
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

LAKE GENEVA ARCHITECTS
323 BROAD ST. STE 102
LAKE GENEVA, WI 53147
262.248.1400
LakeGenevaArchitects.com

LAKE GENEVA
Architects

STUDIO OF JASON R. BERNARD



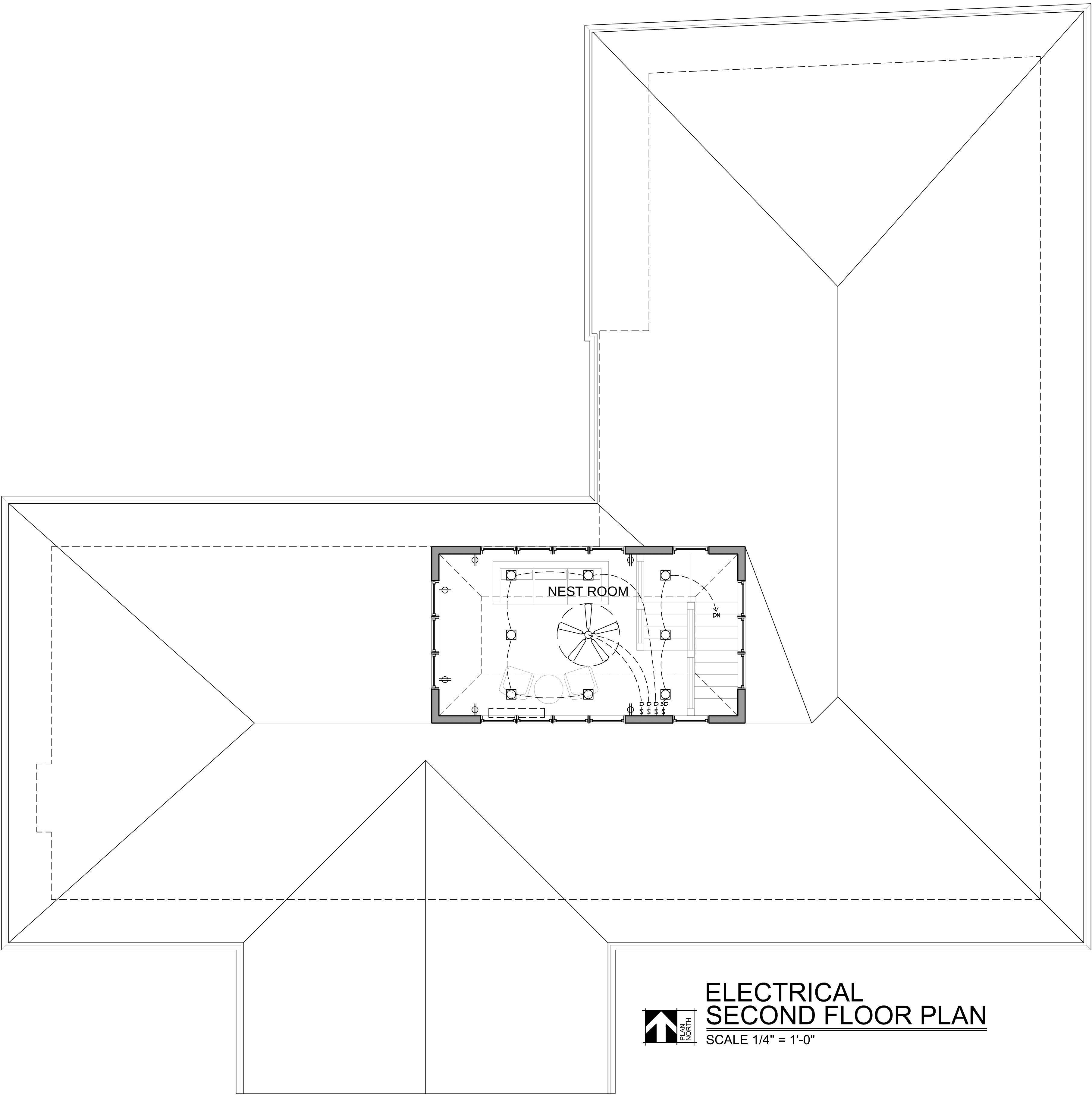
ZIMMERMANN RESIDENCE
61 LAKEVIEW DRIVE
LAKE GENEVA, WI 53147

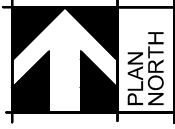
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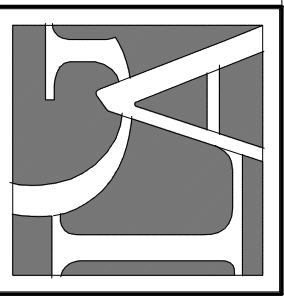
REVISIONS:	
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DATE: 09.05.24

E1



 **ELECTRICAL
SECOND FLOOR PLAN**
SCALE 1/4" = 1'-0"



LAKE GENEVA
Architects

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323 BROAD ST. STE 102
LAKE GENEVA, WI 53147
262.248.1400
LakeGenevaArchitects.com

STUDIO OF JASON R. BERNARD

ZIMMERMANN RESIDENCE
61 LAKEVIEW DRIVE
LAKE GENEVA, WI 53147

☐ DESIGN SET
☒ CONSTRUCTION

REVISIONS:	

DATE: 09.05.24

E2



September 17, 2024

Delivered via Email

Mr. Fred Walling
Zoning Administrator and Building Inspector
bzadmin@cityoflakegeneva.com

Dear Mr. Fred Walling,

The Lake Geneva Manor Architectural Review Committee (LGMARC) is in receipt of the proposed plans for construction located at 61 Lakeview Drive, Lake Geneva, WI 53147 presented by George and Carol Zimmermann. Additionally, the proposed site plans, a comprehensive description of the proposed project, and an estimated timetable of construction have been delivered to neighbors property adjacent and within site of the proposed project location.

LGMARC has no comment to the proposed project presented by George and Carol Zimmermann subject to the City of Lake Geneva zoning and building code.

Sincerely,

A handwritten signature in black ink, appearing to read "Eileen Green Scheffler".

Eileen Green Scheffler, Chair of the Lake Geneva Manor Architectural Review Committee

cc: The Lake Geneva Manor Association Board
George and Carol Zimmermann

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 18, 2024

Agenda Item #9

Applicant:
Wisconsin Power and Light Company
4902 N. Biltmore Lane
Madison, WI

Request:
255 E Mill St
Tax Key No. ZA312100002
PD - General Development Plan

Description:

Wisconsin Power and Light Company has applied for a Planned Development – General Development Plan (PD-GDP) to allow for the reconstruction of the existing electrical substation east of the Geneva Lake Museum. The project involves new substation equipment, construction of retaining walls, and a solid fence enclosing the substation.

A PD-GDP is Step 3 of 4 for the Planned Development Process. The General Development Plan (GDP) establishes the land use and bulk regulations for the project. The next step, Step 4, is a Precise Implementation Plan (PD-PIP), which establishes details of site development including architecture, landscaping, lighting, and engineering.

The subject property is surrounded by a City parking lot to the northwest, a bicycle and pedestrian path to the north and east, the White River to the southeast, and the Geneva Lake Museum to the west. This substation property is currently zoned Planned Development. The adjacent properties to the north and the west are also zoned Planned Development, and properties to the south and east are zoned General Business.

In the fall of 2023, Wisconsin Power and Light Company requested approval of a Comprehensive Plan Amendment to construct a new electrical substation in city parkland between the White River and East View Elementary School. The Comprehensive Plan Amendment request was denied, and the City directed the applicant to instead expand their existing substation east of the Geneva Lake Museum. The proposed GDP reflects that direction from the City.

In June of this year, the applicant proposed to purchase approximately 362 square feet of City-owned property on the south side of the existing substation property to accommodate the expanded substation. In August of this year, the Common Council approved that request. An amendment to the existing Planned Development is necessary because the footprint of the project has changed. The lot is currently approximately 8,276 square feet. The additional land will increase the size of the lot to approximately 8,638 square feet.

The substation is a Public Services and Utilities land use, per Section 98-206(3)(c). This land use is permitted by right in all zoning districts.

Site Plan

The applicant proposes installing new electrical infrastructure. The American Transmission Company's transmission pole will not be replaced. The height of the existing pole is approximately 69 feet 6 inches. Two new 48-foot-tall poles are proposed. The maximum height requirement in the CB zoning district is 45 feet. Zoning flexibility is requested for the existing and new poles.

On the south side of the property, WP&L is proposing to install a retaining wall with a height of 7 feet 3 inches. The retaining wall is necessary to stabilize the riverbank.

A solid fence 9 feet in height will be located on top of the retaining wall and around the perimeter of the substation. The solid fence will enclose all sides of the substation and will provide security for the electrical facilities. The solid fence will replace the existing wire fence. The zoning code allows security fences such as this to exceed the usual maximum height of 8 feet for fences.

Exterior downward facing lighting will be located over the doors of the control enclosure to ensure safety for employees.

There is no area available for landscaping, as the full site area is used for the existing and expanded substation. The CB zoning district would require 20 landscaping points for this property based on the amount of paved surface. Staff instead suggests locating new landscaping on the riverbank to assist with erosion control.

Natural Resources

The site is located within natural resource protection areas. Specifically, the site is located within the Drainageway Overlay Zoning District and the Steep Slope Overlay Zoning District. The Drainageway Overlay Zoning District includes all land within 75 feet of the Ordinary High Water Mark of the White River. The Steep Slope Overlay Zoning District includes all slopes of 12% gradient or greater. The approximate location of these overlays district is depicted in the exhibit dated November 8, 2024, prepared by Vandewalle & Associates. The entire parcel is within one or both of these overlay districts.

Protecting both drainageways and steep slopes is important to prevent soil erosion and to ensure that the White River is not negatively impacted in its ability to convey water downstream effectively. The proposed retaining wall is intended to stabilize the steep slopes and mitigate the potential impacts to the drainageway.

Development is limited within these natural resource areas, but according to Section 98-206(10)(l), utility lines and related facilities may be located within natural resource areas when deemed essential by the Department of Public Works. Utilities are essential services vital to the operation of the City. Accordingly, the Director of Public Works and City Engineer have reviewed the GDP. Kapur Associates recommends approval of the GDP application for the substation improvements in their report dated October 28, 2024. Kapur Associates will review further engineering details in the PIP step. This will include a structural analysis of the proposed retaining wall.

In the PIP step, staff will suggest that the applicant replant any vegetation that is lost within the drainageway, a further effort to reduce potential for erosion.

The property is not located within the floodplain.

Consistency with the Comprehensive Plan:

GDP approval constitutes an official rezoning request (map amendment). All zoning map amendments must be consistent with the Comprehensive Plan in accordance with state law. The proposed GDP is consistent with the City's goals, objectives and policies for Utilities and Community Facilities, which are provided on page 129 of the Plan. Specifically, the Plan includes the following objectives:

- a. "Provide adequate government services and facilities necessary to maintain a high quality of living and working environment.
- b. Provide community services and facilities in a logical, reliable, energy-efficient and cost-effective manner to serve a compact development pattern.
- c. Assure that the costs for new community services, facilities, and utilities are distributed equitably.
- d. Respect natural features and conditions in the design and location of orderly utility extensions."

The upgraded substation is consistent with these objectives. Both the Comprehensive Plan and zoning ordinance support the location of essential services in all areas of the City.

Relationship to Base Zoning Standards:

All Planned Developments must identify flexibility being requested from the base zoning standards in the most comparable regular zoning district. In this instance, the Central Business (CB) zoning district provides that comparison zoning district. The project requests the following items of zoning flexibility:

1. Allow for two 48-foot poles and one existing 69.5-foot pole (versus maximum height of 45 feet)
2. Allow for an exemption from landscaping requirements for paved areas (versus required 20 landscaping points per 10,000 square feet of paved area)

Staff Review Comments:

Except for the zoning flexibilities noted above, the proposed project meets the requirements of the CB zoning district.

The Plan Commission's role in the GDP step is to consider whether the land use and generalized size plan for the upgraded substation are acceptable to the City. In the PIP step, the City Engineer will review the detailed plans for the retaining wall, and staff will suggest that the applicant replant any vegetation that is lost within the drainageway, a further effort to reduce potential for erosion.

In exchange for zoning flexibility, Planned Developments must provide a much higher level of site design than normally required for other developments. Staff feels that the proposed solid fence will adequately screen the electrical equipment, and this will be an improvement over the wire fence currently in place. Given that the substation exists in this location currently, further impacts on the surrounding area will be limited.

Action by the Plan Commission:

As part of the consideration of a requested PD-GDP, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed Zoning Map amendment,
- Include *findings* required by the Zoning Ordinance for Zoning Map amendment, and,
- Provide specific suggested *requirements* to modify the project as submitted.

Required Plan Commission Findings on the GDP for Recommendation to Common Council:

A proposed GDP must be reviewed by the standards for all Zoning Map Amendments, below:

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Items 1 and 3, and one or more factors of Item 2, of the following.

1. The proposed GDP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
 - b. A mistake was made in mapping on the Official Zoning Map;
 - c. Factors have changed, making the subject property more appropriate for the proposed GDP zoning;
 - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map. And;
3. The proposed GDP amendment maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Or:

B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Items 1, 2, or 3 of the following:

1. The proposed GDP does not further the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
2. One or more of the following factors have not arisen that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
 - b. A mistake was made in mapping on the Official Zoning Map;
 - c. Factors have changed, making the subject property more appropriate for the proposed GDP zoning;
 - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
3. The proposed GDP amendment does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Staff Recommendation:

Staff recommends that the Plan Commission recommend *approval* of the amendment to the GDP as submitted, including the granting of the requested zoning flexibilities.

Staff recommends the affirmative set of findings provided above, noting that the proposal meets Factor 2d, that growth patterns or rates have changed, necessitating the upgraded substation facility. Specifically, the proposal continues the desired consistency of land uses, land use intensities, and land use impacts within the surrounding area.

Staff recommends no additional conditions of approval.

Suggested Motions:

- *Approve:* I recommend approval of the proposed *General Development (GDP) for Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, Wisconsin, for the property located at 255 Mill Street, Tax Key No. ZA312100002*, including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of proposed *the General Development General Development (GDP) for Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, Wisconsin, for the property located at 255 Mill Street, Tax Key No. ZA312100002*, based on the following finding of fact, because *[provide rationale for denial, based on disagreement with at least one of Items 1, 2, or 3, above]*

*Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates*

City of Lake Geneva: Parcel ZA312100002

Location of Natural Resource Districts is approximate and should not be considered as a substitute for detailed site survey.

Produced by Vandewalle & Associates - November 8, 2024

100

Feet



Memo to City of Lake Geneva

To: Jackie Miche, Vandewalle **Date:** October 28, 2024

From: Naomi Rauch, P.E.
262-758-6032

CC: Dave DeAngelis – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: GDP RECOMMENDED APPROVAL – Wisconsin Power and Light Substation – 255 Mills Street
Kapur Project No. #24.0167 Phase 09

BACKGROUND AND REQUEST:

A **GDP** application was submitted by **Wisconsin Power and Light** for the construction of modifications to the existing substation at **255 Mills Street (PIN ZA312100002)**. The plans propose new electrical infrastructure including retaining wall and fence. The existing substation is 0.19 acres and is proposing to include 362 SF of newly purchased property to complete the project. Work will be outside of the regulatory floodplain of the White River.

The following plan and calculations were submitted for review:

- **Preliminary Site Grading & Erosion Control**, prepared by **Alliant Energy**, 1 sheet, plotted April 2, 2024.

Comments:

Kapur recommends approval of the **GDP** application for the substation improvements based on the information reviewed above. This approval is subject to the following items that shall be addressed in the Precise Implementation Plan (PIP):

1. Storm sewer apron end wall sizing and detail shall be provided to show constructability in the vicinity of the existing concrete headwall of the railroad bridge.
2. Structural engineering plans will be required for the retaining wall proposed.
3. PIP plans shall include details for erosion control installation including stabilized construction entrance, inlet protection and silt fence installation. Silt fence shall not be used in areas of concentrated flow downstream of the storm sewer flared end section.
4. The proposed underground cable / easement routes are shown to cross multiple properties and the White River. Additional coordination with Engineering and the Utility Commission will be required during the PIP review process and prior to PIP approval.

The plans have been reviewed for conformance with generally accepted engineering practices and City of



Lake Geneva policies. Although the material has been reviewed, the applicant is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

Please contact me if you have any questions or comments pertaining to this project.

APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

255 Mill Street, Lake Geneva/ ZA312100002 Outlot 1 of CSM 3121

Name and Address of Current Owner: Wisconsin Power and Light Company

4902 North Biltmore Lane, Madison, WI 53718

Telephone No. with area code & Email of Current Owner: (608) 458-3419

jessicabahr@alliantenergy.com

Owner Signature: _____

Name and Address of Applicant:

Same as Owner

Telephone No. with area code & Email of Applicant: Same as Owner

Proposed Use: Rebuild WP&L's existing Downtown Lake Geneva electrical distribution substation.

The current substation has been in the same location for approximately 88 years.

Zoning District in which land is located: Planned Development

Names and Addresses of architect, professional engineer and contractor of project:

Wisconsin Power and Light Company

4902 North Biltmore Lane, Madison, WI 53718

Short statement describing activities to take place on site:

WP&L is proposing to rebuild the existing Downtown Lake Geneva electrical distribution substation.

As part of this project, WP&L will be installing a new power transformer, a new circuit breaker, and a metal clad switchgear. WP&L is proposing to install a retaining wall on the south side of the property and then install a solid fence around the perimeter of the electrical infrastructure.

GDP fee \$400.00, payable upon filing application

October 21, 2024

Date

Jessica R. Bahr
Signature of Applicant

_____ Cost Recovery # _____
Petitioner Name _____ Project Address _____
OFFICE USE ONLY _____ Description of Request _____

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit of **\$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** Surplus deposits shall be returned to the Applicant at the conclusion of the project.

_____ Wisconsin Power and Light Company _____, as applicant/petitioner for
Project: WP&L's Rebuild of the Downtown Lake Geneva Electrical Distribution Substation
Project Address: 255 Mill Street, Lake Geneva, WI
Parcel No. Parcel # ZA312100002
Name: Wisconsin Power and Light Company
Address: 4902 North Biltmore Lane
Madison, WI 53718
Cell Phone: (____) - _____ - _____ Phone: (608) - 458 - 3419

Email: jessicabahr@alliantenergy.com

Dated this 21st Day of October, 2024

Jessica Bahr

Printed Name of Applicant / Petitioner

Jessica R. Bahr

Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

Section 98-935 Fees:

(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(3) Payment of Fees: Fees shall be payable at the time applications are filed with the appropriate officer of the City (per the requirements of this Chapter), and are not refundable.

(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. The City Administrator at any time may require an applicant to submit an advance deposit **of \$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.

APPLICATION SUBMITTAL REQUIREMENTS
PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)

Prior to submitting the 8 complete applications as certified by the Zoning Administrator, the Applicant shall submit 1 initial draft application packet and 1 digital copy for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator)

Date: _____ by: _____

↓

Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)

Date: _____ by: _____

↓

_____ X A. Provide Zoning Administrator with a draft GDP Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for GDP review. The submittal packet shall contain all of the following items:

_____ (1) **A location map of the subject property** and its vicinity at 11" x 17", as depicted on a copy of the City of Lake Geneva Land Use Plan Map;

_____ (2) **A map of the subject property** for which the PD is proposed:

_____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;

_____ Map and all its parts clearly reproducible with a photocopier;

_____ Map size of 11" x 17" and map scale not less than one inch equals 800 feet;

_____ All lot dimensions of the subject property provided;

_____ Graphic scale and north arrow provided.

_____ (3) **A general written description** of proposed PD including:

_____ General project themes and images;

_____ The general mix of dwelling unit types and/or land uses;

_____ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;

_____ The general treatment of natural features;

_____ The general relationship to nearby properties and public streets;

_____ The general relationship of the project to the Master Plan,

_____ A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.

_____ A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit,

and in regard to the mitigation of potential adverse impacts created by design flexibility.

_____ A written description of potentially requested exemption from the requirements of the underlying zoning district, in the following order:

1. Land Use Exemptions;
2. Density and Intensity Exemptions;
3. Bulk Exemptions;
4. Landscaping Exceptions;
5. Parking and Loading Requirements Exceptions.

_____ (4) **A General Development Plan Drawing** at a minimum scale of 1"=100' (11" x 17" reduction shall also be provided by Applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:

_____ A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction;

_____ Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use;

_____ Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and

_____ Notations relating the written information provided in (3), above to specific areas on the GDP Drawing.

_____ (5) **General conceptual landscaping plan** for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of extra landscaping and bufferyards;

_____ (6) **A general signage plan** for the project, including all:

_____ Project identification signs;

_____ Concepts for public fixtures and signs (street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices;

_____ (7) **Written justification** for the proposed Planned Development. *(See Section 98-905 for requirements of the conditional use procedure.)*

FINAL APPLICATION PACKET INFORMATION
PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 98-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/GDP not fully developed within five years of final City Council approval shall expire, and no additional PD-based development shall be permitted. The City Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

- _____ **Receipt of 1 full scale copy in blueline or blackline
of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____
- _____ **Receipt of 8 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____
- _____ **A digital copy of Final Application Packet shall be emailed to the
Building and Zoning Department upon submittal deadline.** **Date:** _____ **by:** _____
- _____ **Certification of complete Final Application Packet and
required copies to the Zoning Administrator by City Clerk:** **Date:** _____ **by:** _____
- _____ **Class 2 Legal Notice sent to official newspaper by City Clerk:** **Date:** _____ **by:** _____
- _____ **Class 2 Legal Notice published on _____ and _____** **by:** _____

Development Review Committee (DRC) Application

Complete as much detailed information as possible to allow for a comprehensive departmental review prior to a Development Review Committee meeting. This application must be returned to the Building Inspector, with all conceptual plans, designs and other information prior to the scheduling a DRC meeting.

Applicant Information

Property Address _____

Applicant name _____

Applicant email _____ Phone Number _____

Architect/Contractor/Designer Name _____

Architect/Contractor/Designer Email _____ Phone Number _____

Type of Construction: New _____ Addition _____ Remodel _____

Type of Development: Single-family _____ Multi-family _____ Commercial _____ Industrial _____

Type of Business _____

Engineering

Site Plans should include the following: Project title and owner's/developer's name and address noted, architect's and/or engineer's name and address noted, property boundaries and dimensions, abutting property zoning classifications, general description of building materials, façade and roof detail, setback lines indicated, easements for access, if any, 100-year floodplain identification, existing and proposed topography shown at a contour interval of one foot, indicating proposed grade and location of improvements, signage and outdoor lighting, number of parking spaces provided, type, size and location of all structures with all building dimensions shown, location of existing and general location of proposed sanitary sewers, storm sewers, water-mains, and any proposed stormwater management facilities, location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening, location of pedestrian sidewalks and walkways, graphic outline of any development staging that is planned, driveway locations and sizes, handicap accessibility, environmental concerns (odor, smoke, noise, graphic scale and north arrow).

- Storm water management provisions provided? YES / NO
 - As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / NO
- Utility Plans Provided
 - Watermain
 - Sanitary Sewer
 - Storm Water
- Is a Land Division required? YES / NO
- Access points and dimensions shown? YES / NO
 - WISDOT Right-of-way?
 - County Right-of-way?

- Estimated Traffic impacts _____
 - Traffic Study Required YES/NO
 - Traffic Control Plan Required YES/NO
 - Will construction affect street parking or intersections? YES / NO

- Paving Materials, Typical Sections? YES / NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
- Proposed building/expansion dimensions _____
- Will there be signage? YES / NO type (mounted, freestanding) _____
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? _____
- Detailed property Site Plan? YES / NO Date of Plan: _____
- Green Space Calculations (Existing vs. Proposed) YES / NO
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES / NO

Water/Sewer Utilities

If an existing structure please circle the following:

- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement _____
- Estimated daily water usage in gallons per day _____
- Estimated maximum water flow in gallons per minute _____
- Number of bathrooms _____
- Brief description of process (if Industrial) _____

If the development is a multi-family dwelling, please provide the following:

- Number of units _____
- Number of bedrooms in each unit _____
- Water service size requirement _____

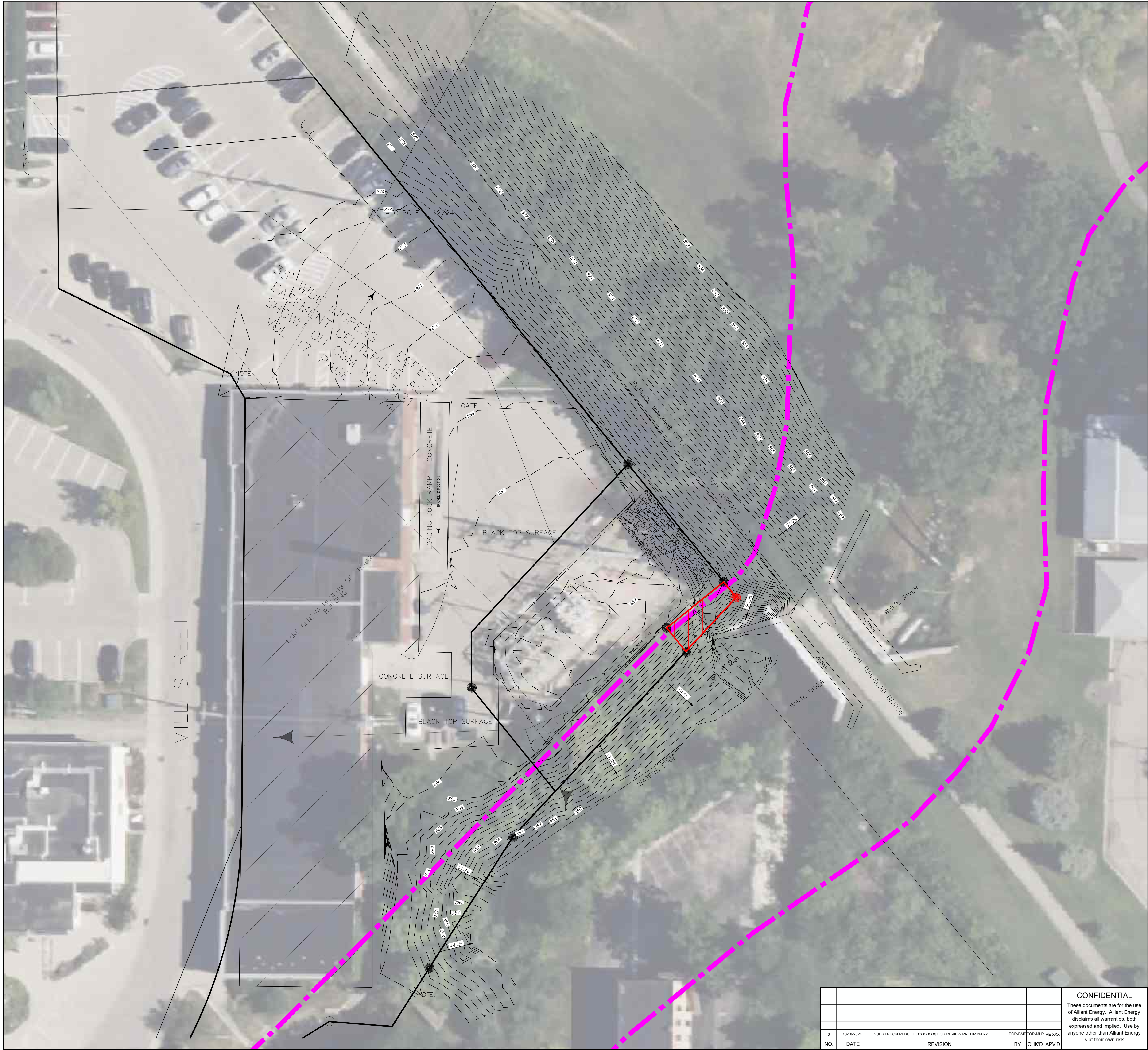
Wisconsin Power and Light Company's Downtown Lake Geneva Substation Description for GDP

Wisconsin Power and Light Company's (WP&L) Downtown Lake Geneva Substation is nearing its end-of-life cycle and will not be able to meet the projected electrical load growth of the community in its existing condition. Last year, WP&L presented a proposal to the City of Lake Geneva to relocate this substation, which was denied. Therefore, WP&L is returning to the City with a plan to rebuild the substation in the existing location, which is located adjacent to the Geneva Lake Museum.

WP&L's existing property is surrounded by a City parking lot to the north, a public walking path to the east, the White River to the south, and the Geneva Lake Museum to the west. This substation property is currently zoned Planned Development. As stated in the Zoning Code under 98-914(1)(b) Planned developments "are intended to provide for flexible development standards to accommodate unique sites, mixtures of land uses, or development configurations." The adjacent properties to the north and the west are also zoned Planned Development with the properties to the south and east being zoned General Business. None of the property owned by WP&L is within the 100 year floodplain or the shoreland area. As part of the drawing packet, a "Preliminary Site Grading & Erosion Control plan" shows two (2) storm water inlets with protection along with installation of erosion control silt fencing along the south and west.

WP&L is proposing to install all new electrical infrastructure and the only facility that will not be replaced will be American Transmission Company's transmission pole which will continue to be located within the new fence. On the south side of the property, WP&L is proposing to install a 7.25 foot tall retaining wall. Located on top of the retaining wall and around the perimeter of the electrical infrastructure will be a nine (9) foot solid fence. The solid fence will replace the existing chain link fence to assist with the aesthetics along with still protecting electrical facilities and the public. Exterior downward facing lighting will be located over the two (2) doors of the control enclosure to ensure safety while employees enter or exit the enclosure.

The existing substation property is 0.19 tenths of an acre, which is significantly smaller than WP&L's typical substation site, but WP&L understands the public convenience and necessity to supply reliable electrical power to this community. No landscaping is proposed due to the lack of buildable space in this location.



LEGEND

1055'

MAJOR GROUND CONTOUR

MINOR GROUND CONTOUR

—OH—

—OH—

—OH—

OH TRANSMISSION

—OH—

—OH—

—OH—

OH DISTRIBUTION

—E—

—E—

—E—

UNDERGROUND ELECTRIC

—G—

—G—

—G—

UNDERGROUND GAS

—X—

—X—

—X—

—X—

—X—

—X—

—X—

—X—

—X—

—X—

FENCE

—

—

PROPERTY LINE

⊗

LIGHT POLE

○

TRANSMISSION POLE

□

DISTRIBUTION POLE

⌒

ANCHOR

—

—

PROPOSED PROPERTY LINE

ENVIRONMENTAL CORRIDOR
DELINEATED BY SEWRPC

FOR PERMIT

DATE: 10-18-2024

N

0 20 40 Feet

SUBSTATION SITE ADDRESS:
225 MILL STREET
LAKE GENEVA, WI 53147

LATITUDE: 42° 35' 32.9424" N
LONGITUDE: 88° 25' 51.0852" E

NO.	DATE	REVISION	BY	CHKD	APVD
0	10-18-2024	SUBSTATION REBUILD (XXXXXXXX) FOR REVIEW PRELIMINARY	EOR-BMPEOR-MLR	AE-XXX	

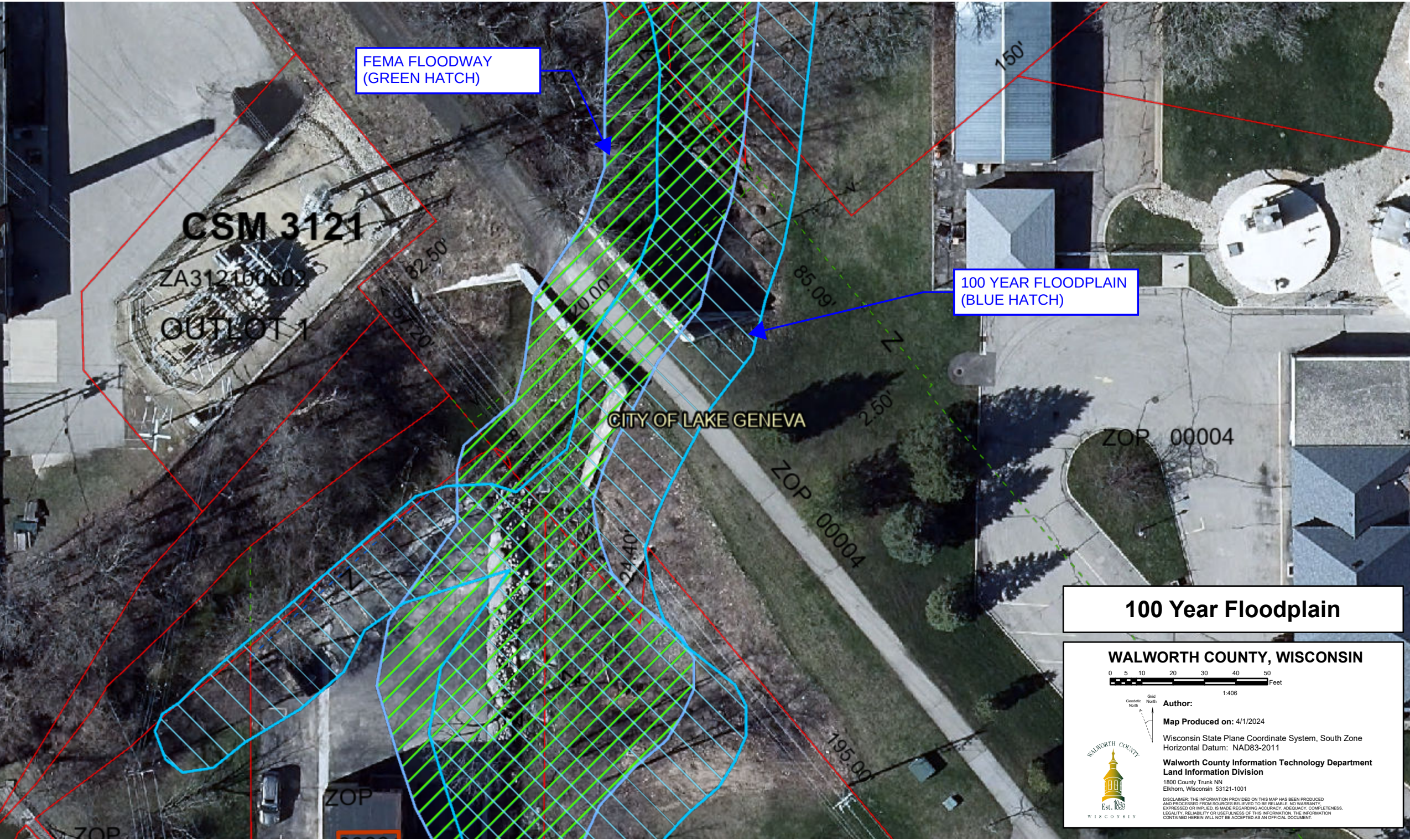
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LAKE GENEVA SUBSTATION
PRELIMINARY PROPOSED PROPERTY BOUNDARY

LAKE GENEVA, WI.

SCALE: 1" = 20'

DWG. NO. ENVIROMENTAL CORRIDOR EXHIBIT



100 Year Floodplain

WALWORTH COUNTY, WISCONSIN

0 5 10 20 30 40 50 Feet

1:406

Grid North
Geoid North

Author:

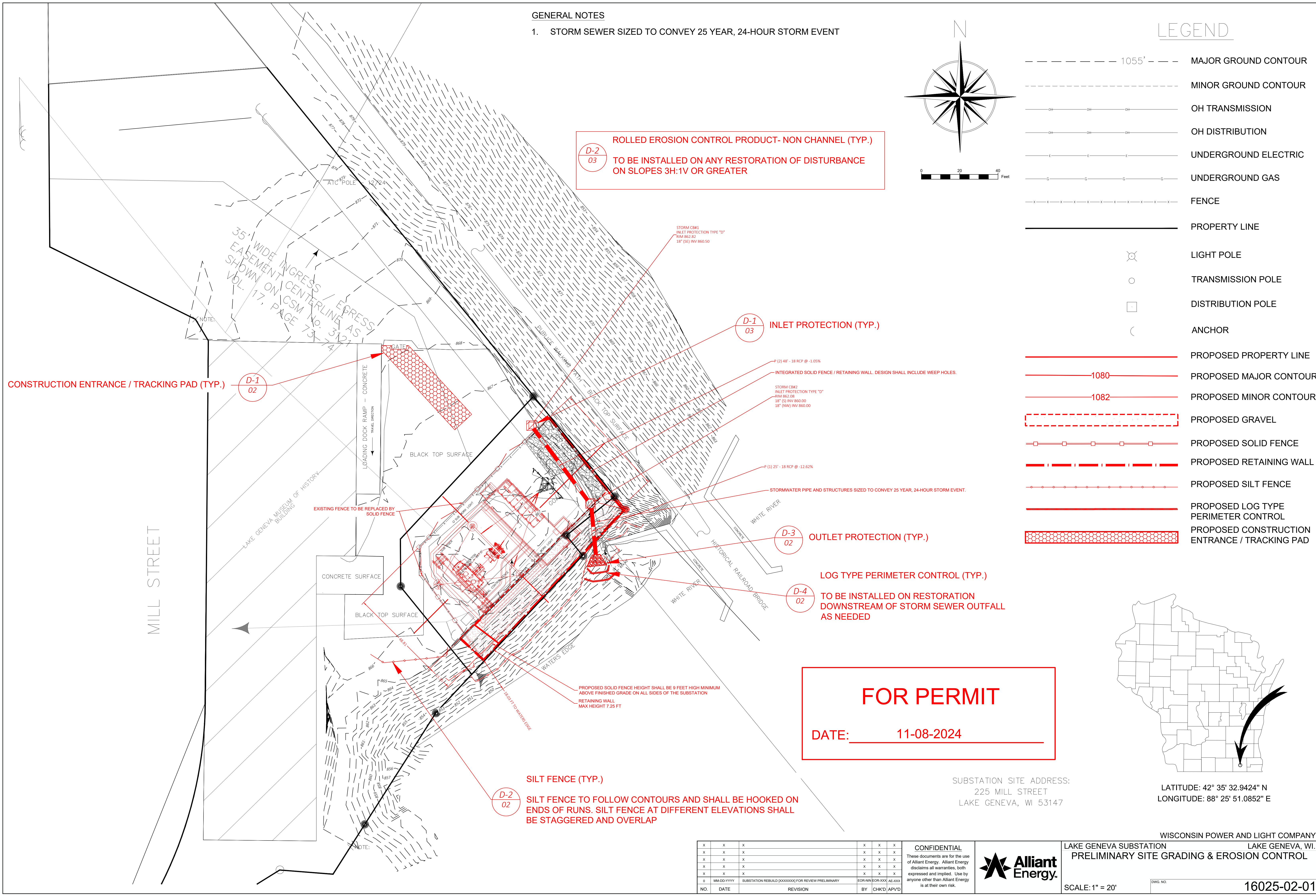
Map Produced on: 4/1/2024

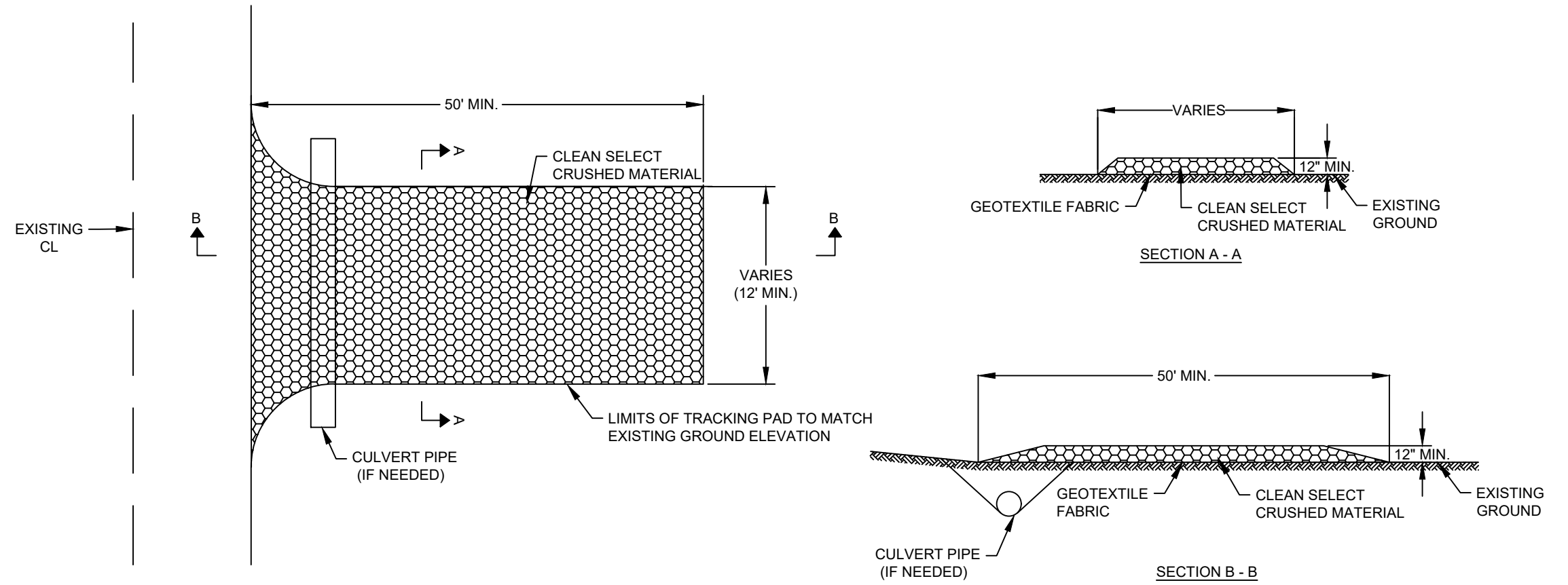
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011

**Walworth County Information Technology Department
Land Information Division**

1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.





GENERAL NOTES

1. MANUFACTURED TRACKING CONTROL MAT MAY BE USED IN LIEU OF AGGREGATE TRACKING PAD UPON APPROVAL OF ENGINEER. PLAN DIMENSIONS OF TRACKING CONTROL MAT SHALL BE EQUIVALENT TO AGGREGATE TRACKING PAD AS SHOWN ABOVE. CONTRACTOR SHALL INSTALL, MAINTAIN, AND INSPECT TRACKING CONTROL MAT PER MANUFACTURER'S SPECIFICATIONS.
2. TRACKING PAD SHALL BE INSTALLED AT CONSTRUCTION ENTRANCE INSIDE OF CONSTRUCTION PERIMETER. VEHICLES SHALL TRAVEL ACROSS THE ENTIRE LENGTH OF THE CONSTRUCTION ENTRANCE DURING EGRESS FROM CONSTRUCTION SITE.

MATERIAL NOTES

1. THE AGGREGATE FOR TRACKING PAD SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WISDOT TYPE HR GEOTEXTILE FABRIC.

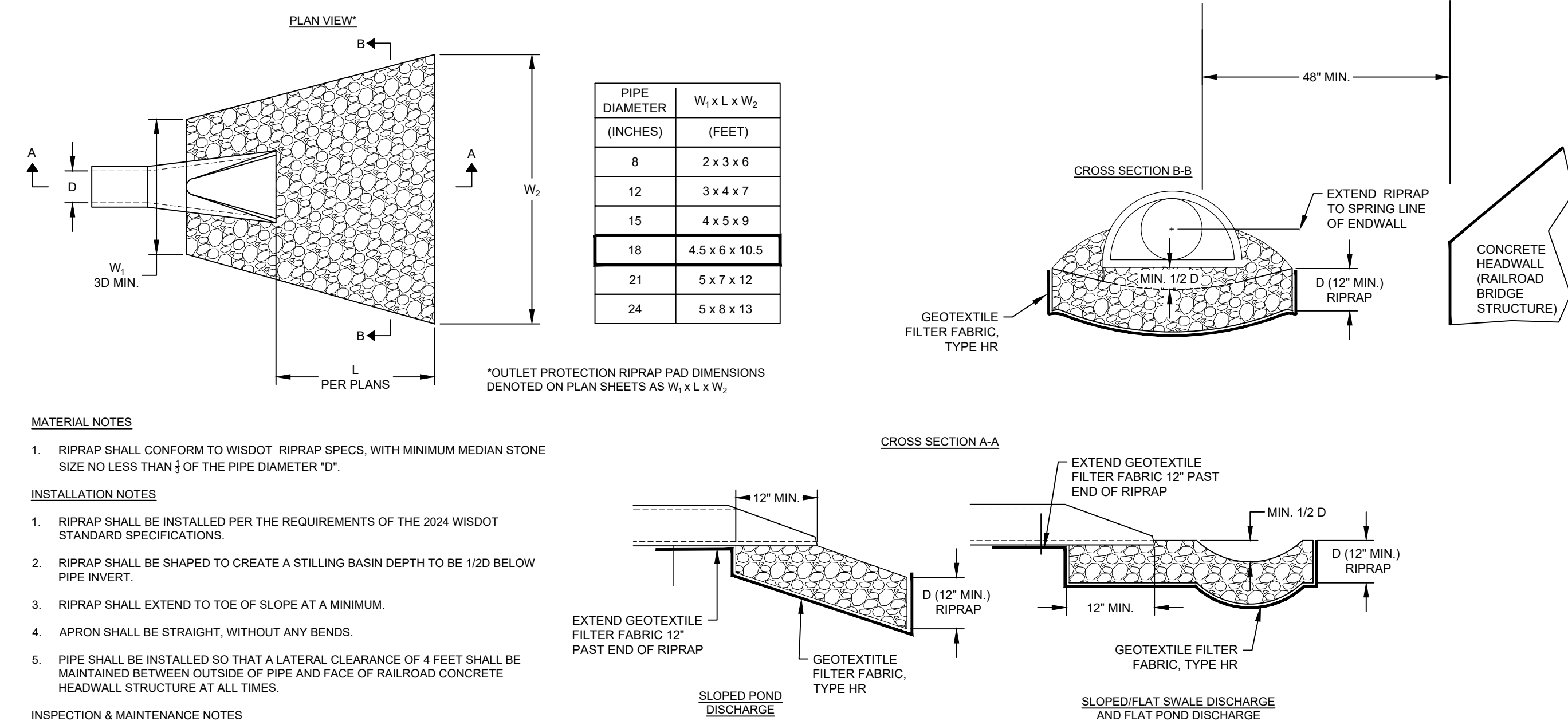
INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. STONE TRACKING PAD SHALL BE USED AT ALL POINTS OF CONSTRUCTION EGRESS.
3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.
4. SURFACE WATER SHALL BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM USING CULVERTS OR OTHER PRACTICES.
5. TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.
6. TRACKING PAD LENGTH SHALL BE 100 FEET MINIMUM WHEN CONNECTING TO A STATE HIGHWAY.

INSPECTION & MAINTENANCE NOTES

1. STONE TRACKING PADS SHALL BE INSPECTED DAILY DURING CONSTRUCTION, WEEKLY WHEN NO ACTIVE CONSTRUCTION, AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.
3. A MINIMUM 12 FEET WIDE BY 50 FEET LONG BY 12 INCHES THICK PAD SHALL BE MAINTAINED AT ALL TIMES.
4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
6. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.

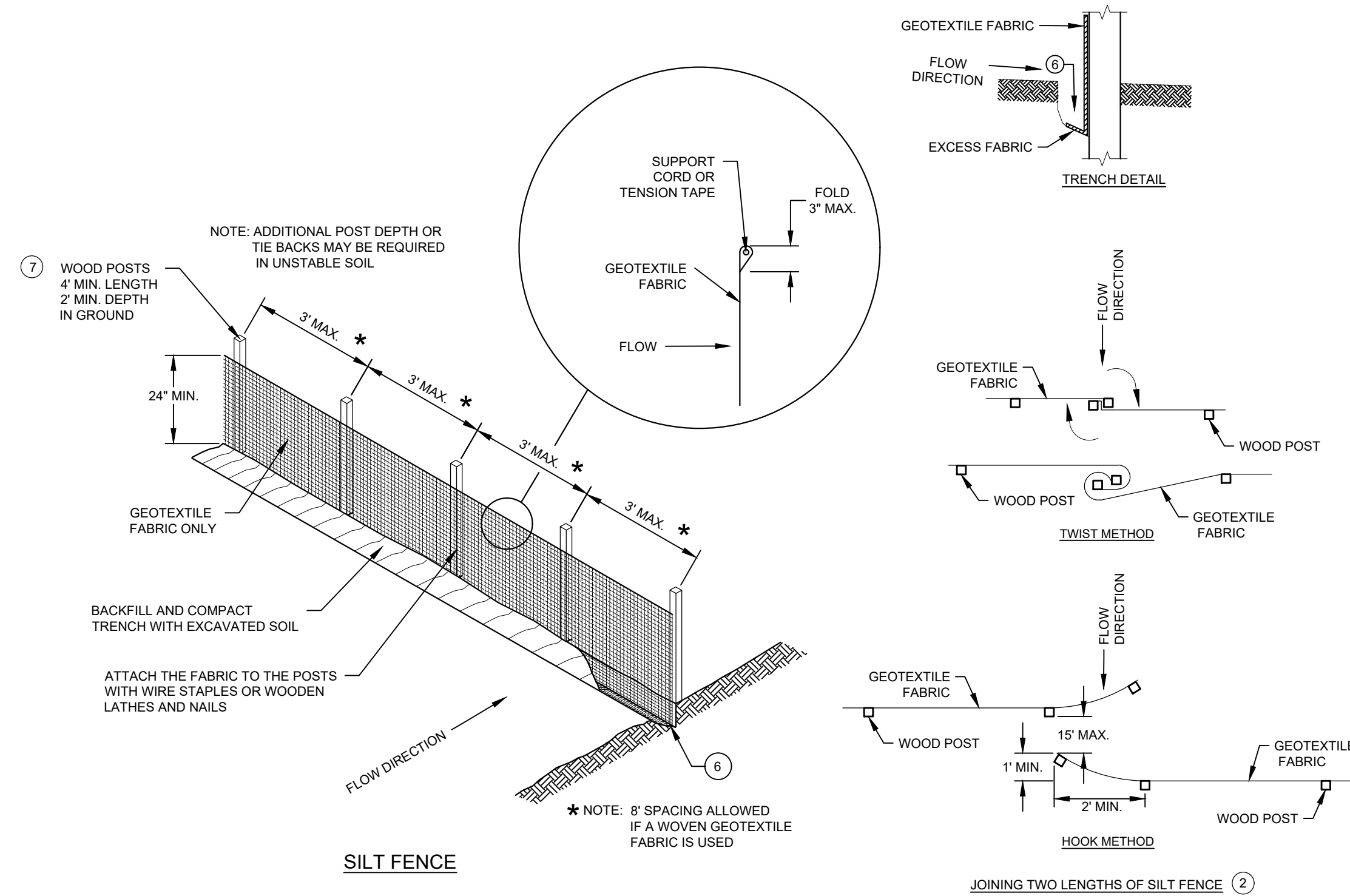
D-1 02 CONSTRUCTION ENTRANCE / TRACKING PAD



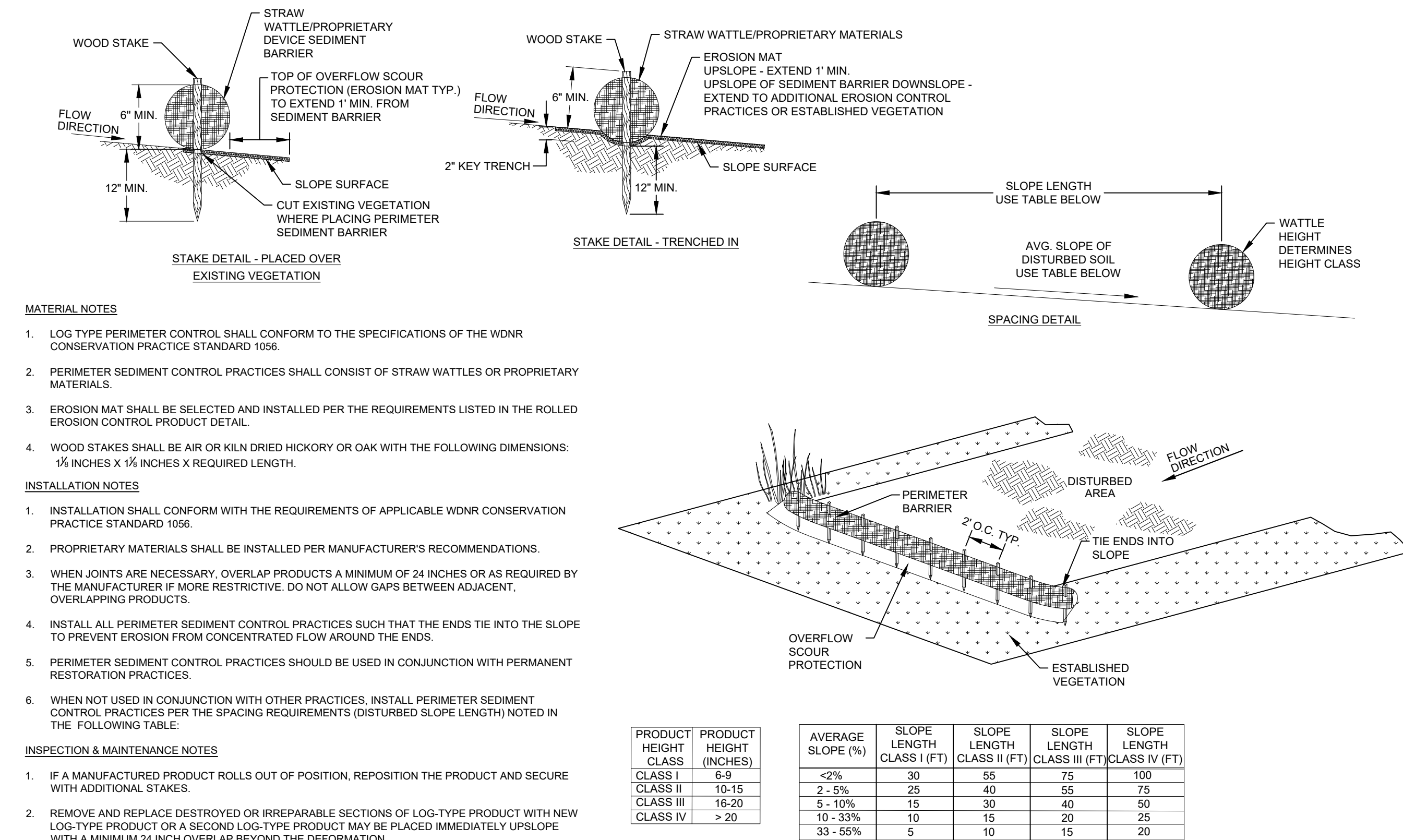
1. STONE OUTLET PROTECTION SHALL BE PERIODICALLY INSPECTED AND ALL REPAIRS MADE AS NECESSARY.

INSPECTION & MAINTENANCE NOTES

D-3 02 OUTLET PROTECTION



D-2 02 SILT FENCE



MATERIAL NOTES

1. LOG TYPE PERIMETER CONTROL SHALL CONFORM TO THE SPECIFICATIONS OF THE WDNR CONSERVATION PRACTICE STANDARD 1056.
2. PERIMETER SEDIMENT CONTROL PRACTICES SHALL CONSIST OF STRAW WATTLES OR PROPRIETARY MATERIALS.
3. EROSION MAT SHALL BE SELECTED AND INSTALLED PER THE REQUIREMENTS LISTED IN THE ROLLED EROSION CONTROL PRODUCT DETAIL.
4. WOOD STAKES SHALL BE AIR OR KILN DRIED HICKORY OR OAK WITH THE FOLLOWING DIMENSIONS: 1/2 INCHES X 1/2 INCHES X REQUIRED LENGTH.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF APPLICABLE WDNR CONSERVATION PRACTICE STANDARD 1056.
2. PROPRIETARY MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. WHEN JOINTS ARE NECESSARY, OVERLAP PRODUCTS A MINIMUM OF 24 INCHES OR AS REQUIRED BY THE MANUFACTURER IF MORE RESTRICTIVE. DO NOT ALLOW GAPS BETWEEN ADJACENT, OVERLAPPING PRODUCTS.
4. INSTALL ALL PERIMETER SEDIMENT CONTROL PRACTICES SUCH THAT THE ENDS TIE INTO THE SLOPE TO PREVENT EROSION FROM CONCENTRATED FLOW AROUND THE ENDS.
5. PERIMETER SEDIMENT CONTROL PRACTICES SHOULD BE USED IN CONJUNCTION WITH PERMANENT RESTORATION PRACTICES.
6. WHEN NOT USED IN CONJUNCTION WITH OTHER PRACTICES, INSTALL PERIMETER SEDIMENT CONTROL PRACTICES PER THE SPACING REQUIREMENTS (DISTURBED SLOPE LENGTH) NOTED IN THE FOLLOWING TABLE.

INSPECTION & MAINTENANCE NOTES

1. IF A MANUFACTURED PRODUCT ROLLS OUT OF POSITION, REPOSITION THE PRODUCT AND SECURE WITH ADDITIONAL STAKES.
2. REMOVE AND REPLACE DESTROYED OR IRREPARABLE SECTIONS OF LOG-TYPE PRODUCT WITH NEW LOG-TYPE PRODUCT OR A SECOND LOG-TYPE PRODUCT MAY BE PLACED IMMEDIATELY UPSLOPE WITH A MINIMUM 24 INCH OVERLAP BEYOND THE DEFORMATION.

D-4 02 LOG TYPE PERIMETER CONTROL

X	X	X	X	X	X	X
X	X	X	X	X	X	X
X	X	X	X	X	X	X
X	X	X	X	X	X	X
X	X	X	X	X	X	X
X	X	X	X	X	X	X
o	MM-DD-YYYY	SUBSTATION REBUILD [XXXXXXXX] FOR REVIEW PRELIMINARY	EOR-NIN/EOR-XXX	AE-XXX		
NO.	DATE	REVISION	BY	CHKD	APVD	

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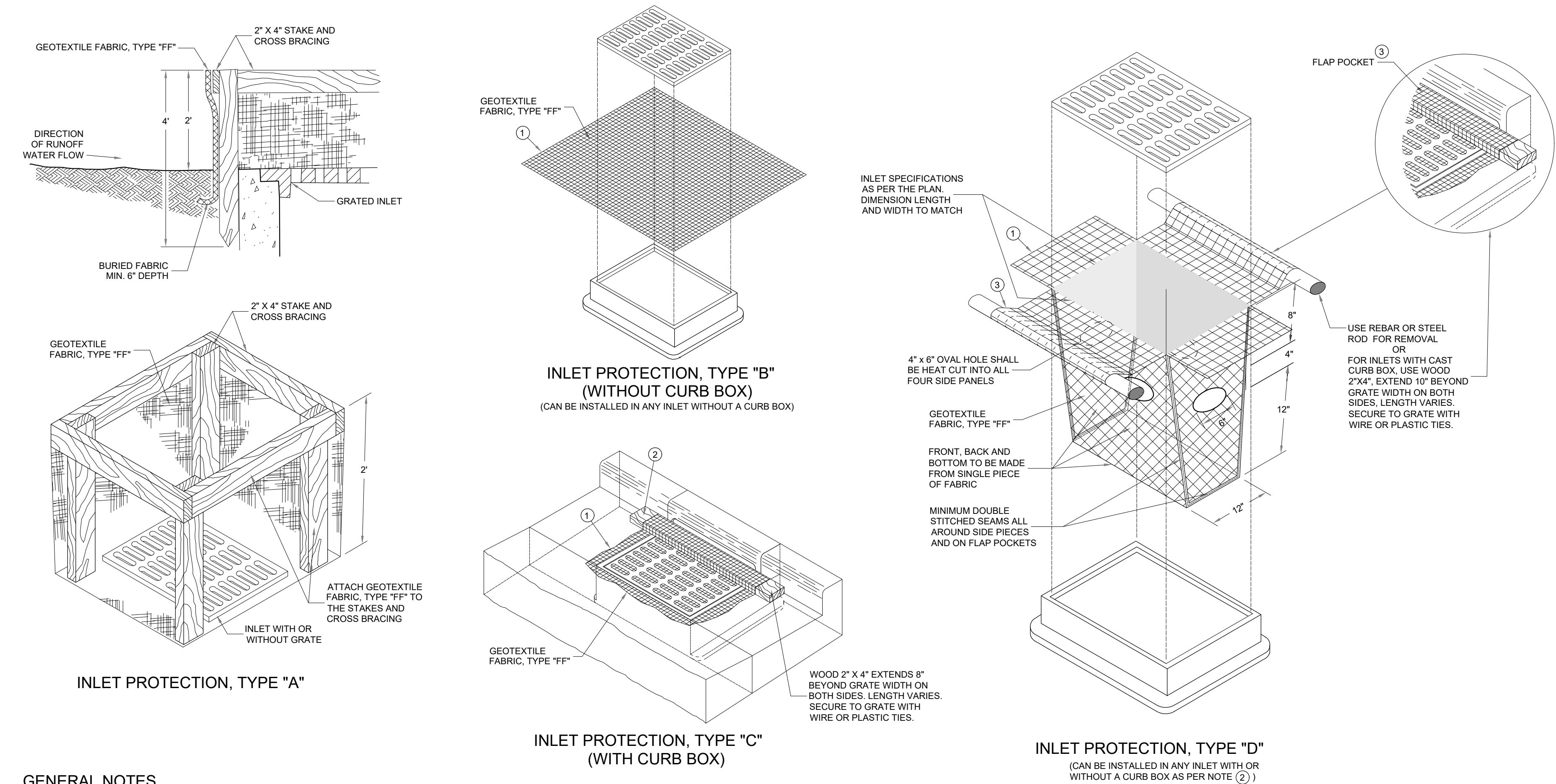


WISCONSIN POWER AND LIGHT COMPANY
LAKE GENEVA SUBSTATION
PRELIMINARY DETAILS
LAKE GENEVA, WI.

SCALE: N.T.S.

DWG NO.

16025-02-02



GENERAL NOTES

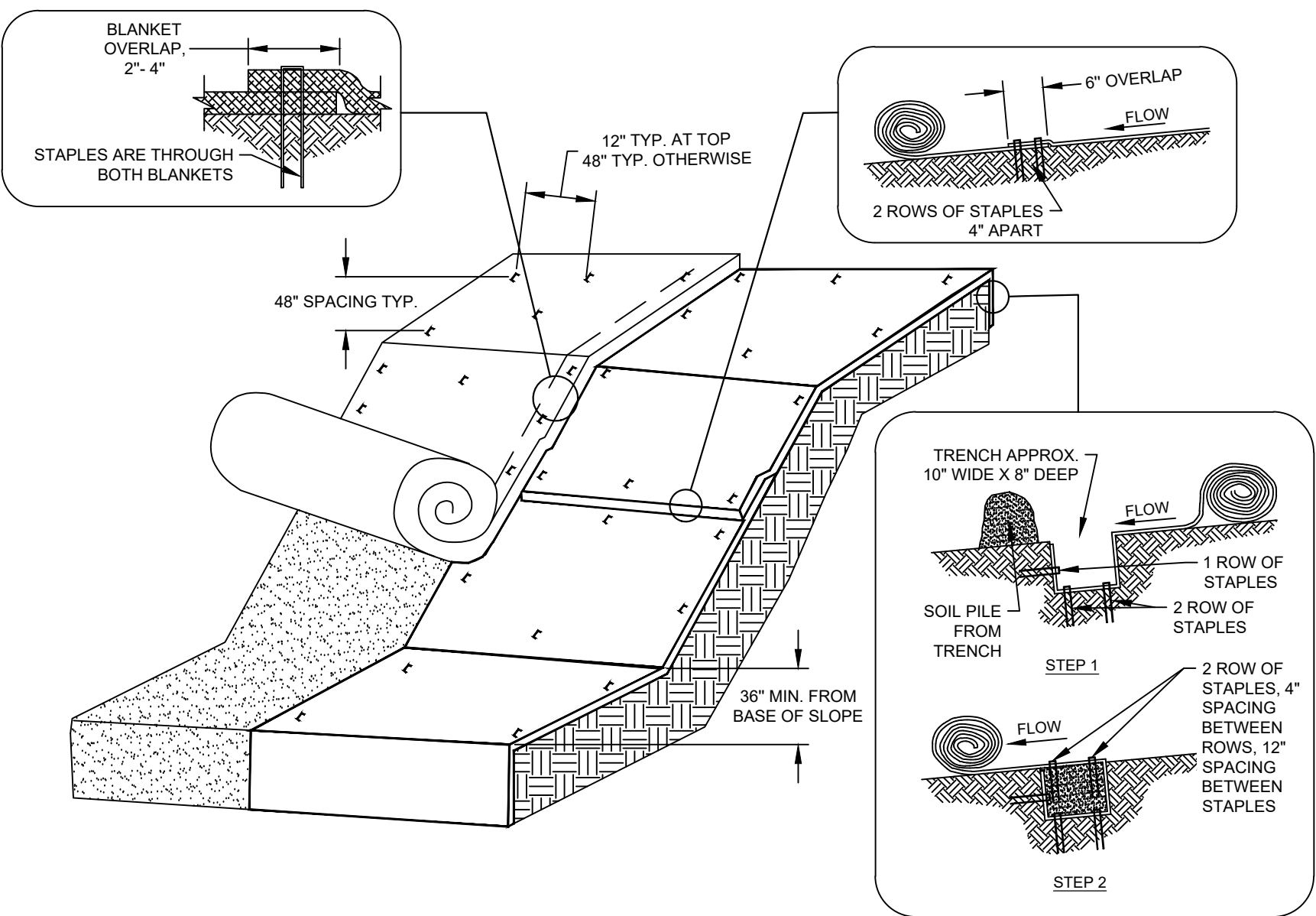
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

- ① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- ② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- ③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

D-1 INLET PROTECTION



D-2 ROLLED EROSION CONTROL PRODUCT - NON CHANNEL

MATERIAL NOTES

- USE EROSION MAT PRODUCTS IDENTIFIED ON THE WISDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) AND IN ACCORDANCE WITH THE WISDOT FACILITIES DEVELOPMENT MANUAL (FDM) SECTION 10-5.
- STAPLES USED FOR CLASS I TYPE B MATS SHALL BE 1 TO 2 INCHES WIDE, U-SHAPED, MADE OF NO. 11 (3.05mm) OR LARGER DIAMETER STEEL WIRE, AND NOT LESS THAN 6 INCHES LONG FOR FIRM SOILS AND 12 INCHES LONG FOR LOOSE SOILS.
- ANCHORING DEVICES FOR URBAN MATS SHALL BE SELECTED BASED UPON THE REQUIREMENTS OF THE WISDOT EROSION CONTROL PAL.

INSTALLATION NOTES

- INSTALLATION SHALL CONFORM WITH WDNR CONSERVATION PRACTICE STANDARD 1052.
- EROSION MAT SHALL BE IN FIRM AND CONTINUOUS CONTACT WITH THE SOIL AND EXTEND UPSLOPE 1 FOOT FROM LAND DISTURBANCE.
- EROSION MAT SHALL BE ANCHORED, OVERLAPPED, STAKED AND ENTRENCHED PER THE MANUFACTURER'S RECOMMENDATIONS. THIS STANDARD DETAIL IS AN EXAMPLE OF TYPICAL INSTALLATION GUIDANCE.
- WHERE POSSIBLE, USE A SINGLE ROLL OF EROSION CONTROL MAT TO SPAN THE DISTURBED AREA.

INSPECTION & MAINTENANCE NOTES

- AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
- INSTALL ADDITIONAL ANCHORING IN AREAS OF OBSERVED RILLING AND CONCENTRATED FLOW BENEATH THE EROSION MAT. IF RILLING IS SEVERE ENOUGH TO PREVENT VEGETATION ESTABLISHMENT, REMOVE EROSION MAT, REGRADE, COMPACT, RE-SEED, AND REPLACE THE SECTION OF MAT.
- IF PRODUCTS WITH PLASTIC NETTING ARE USED, REMOVE NETTING OR REPLACE MAT IF SEPARATION OF THE NETTING FROM THE MAT IS OBSERVED.
- ALL MAINTENANCE ACTIVITIES SHOULD OCCUR AS SOON AS POSSIBLE WITH CONSIDERATION OF SITE CONDITIONS.

FOR PERMIT

DATE: 11-08-2024

X	X	X			X	X	X
X	X	X			X	X	X
X	X	X			X	X	X
X	X	X			X	X	X
X	X	X			X	X	X
0	MM-DD-YYYY	SUBSTATION REBUILD [XXXXXXXX] FOR REVIEW PRELIMINARY			EOR-NIN	FOR-XXX	AE-XXX
NO.	DATE	REVISION			BY:	CHK'D	APV'D

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LAKE GENEVA SUBSTATION
PRELIMINARY DETAILS

SCALE: N.T.S.

WISCONSIN POWER AND LIGHT COMPANY

LAKE GENEVA, WI.

DWG. NO.

16025-02-03

MILL STREET

35' WIDE INGRESS / EGRESS
EASEMENT CENTERLINE AS
SHOWN ON CSM NO. 3121
VOL. 17, PAGE 73-74

NOTE1

ATC POLE - 12/24

GATE

LOADING DOCK RAMP - CONCRETE

CONCRETE SURFACE

BLACK TOP SURFACE

BLACK TOP SURFACE

PUBLIC WALKING PATH - BLACK TOP SURFACE

WHITE RIVER

HISTORICAL RAILROAD BRIDGE

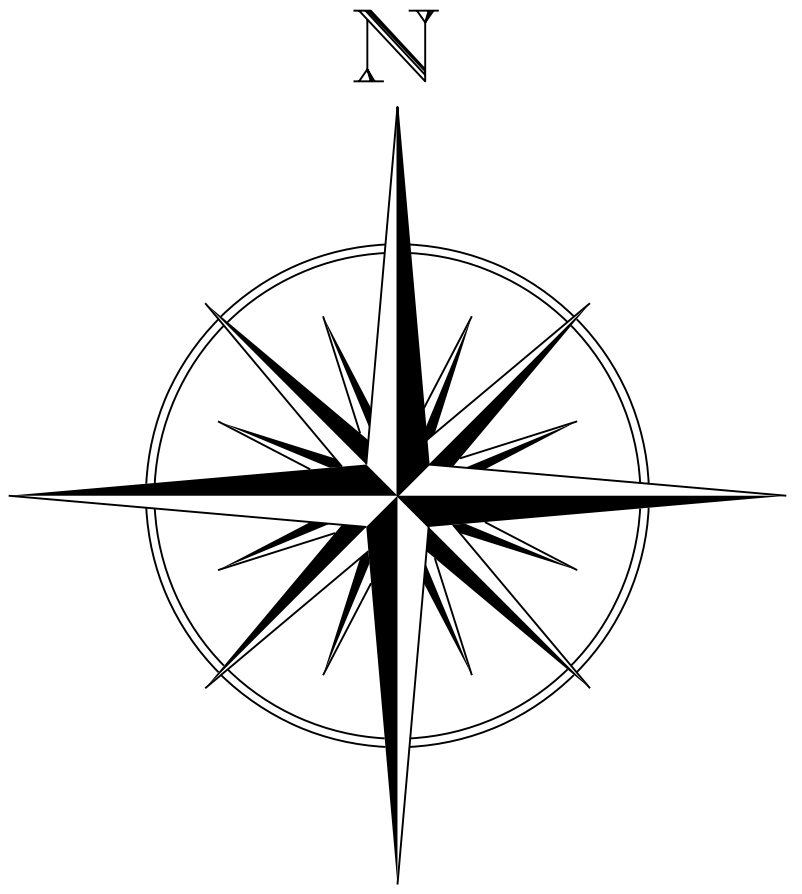
WHITE RIVER

WATERS EDGE

LUMINAIRE LOCATIONS			
LABLE	MH	ORIENTATION	TILT ANGLE
A-1	12.75	45°	0°
A-2	12.75	315°	0°

FOR PERMIT

Date: 11-08-2024



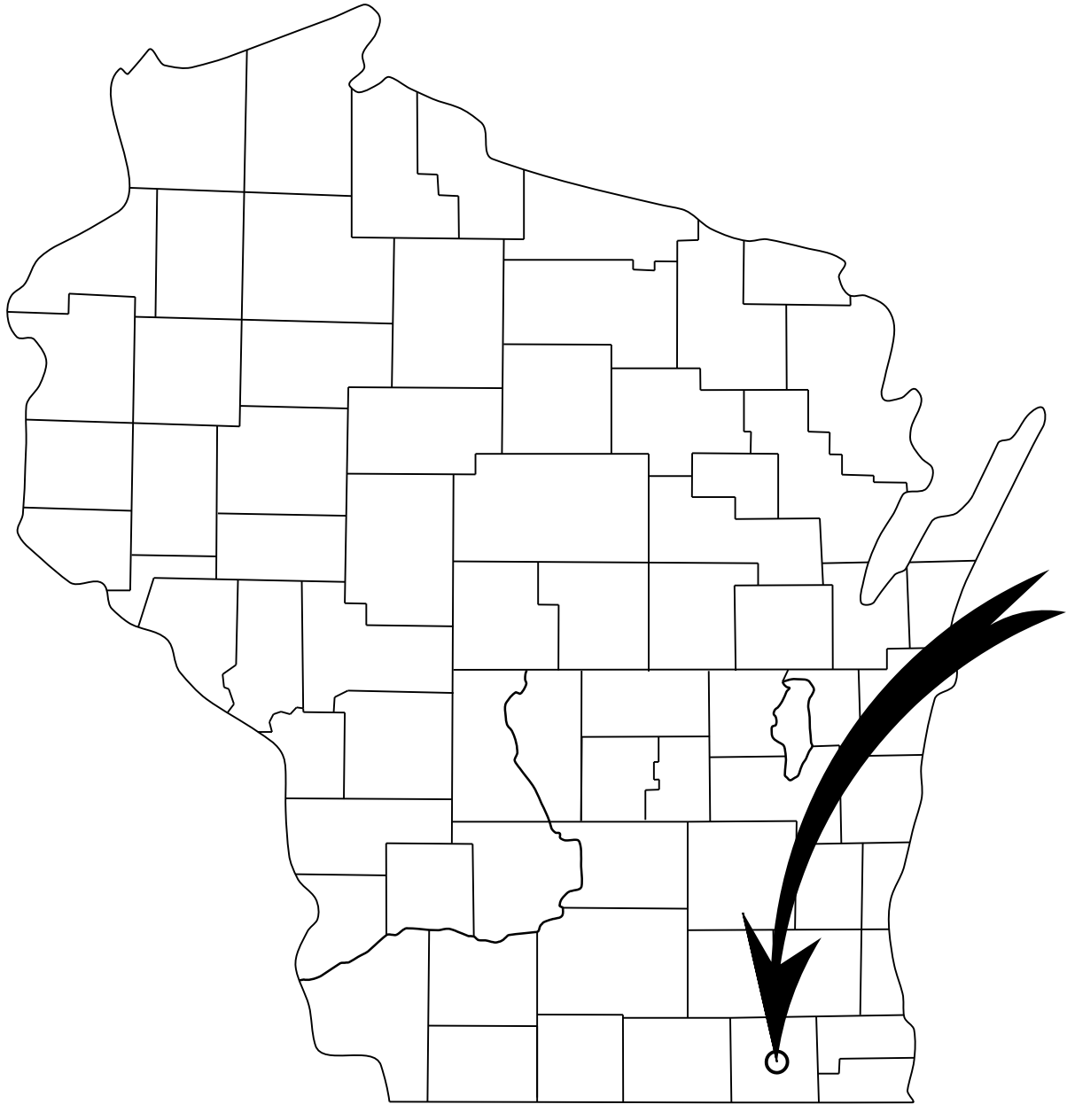
WISCONSIN COUNTY COORDINATES SYSTEM
WALWORTH COUNTY

COORDINATE SYSTEM OF DESIGN FILE
MUST BE PRESERVED

GENERAL NOTES:

1. DATA POINTS ARE 5FT APART.

SUBSTATION SITE ADDRESS:
225 MILL STREET
LAKE GENEVA, WI 53147



LATITUDE: 42° 35' 32.9424" N
LONGITUDE: 88° 25' 51.0852" E

WISCONSIN POWER AND LIGHT COMPANY

DOWNTOWN LAKE GENEVA SUBSTATION LAKE GENEVA, WI

SITE PLAN

LIGHTING DETAILS

SCALE: 1" = 20'

DWG. NO.

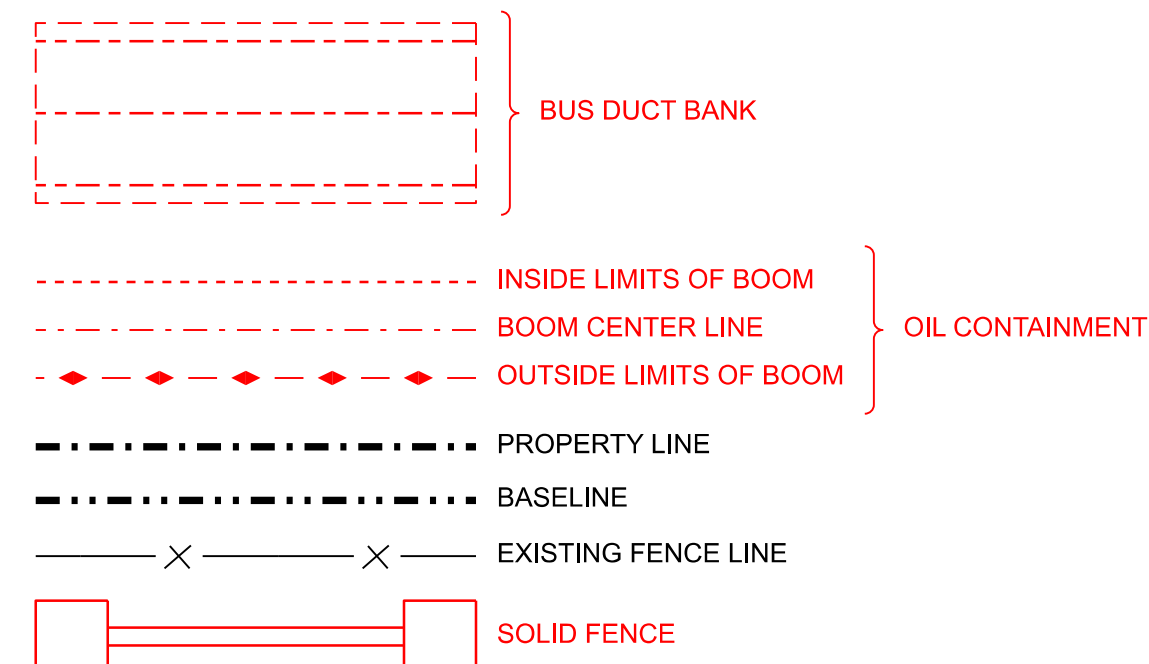
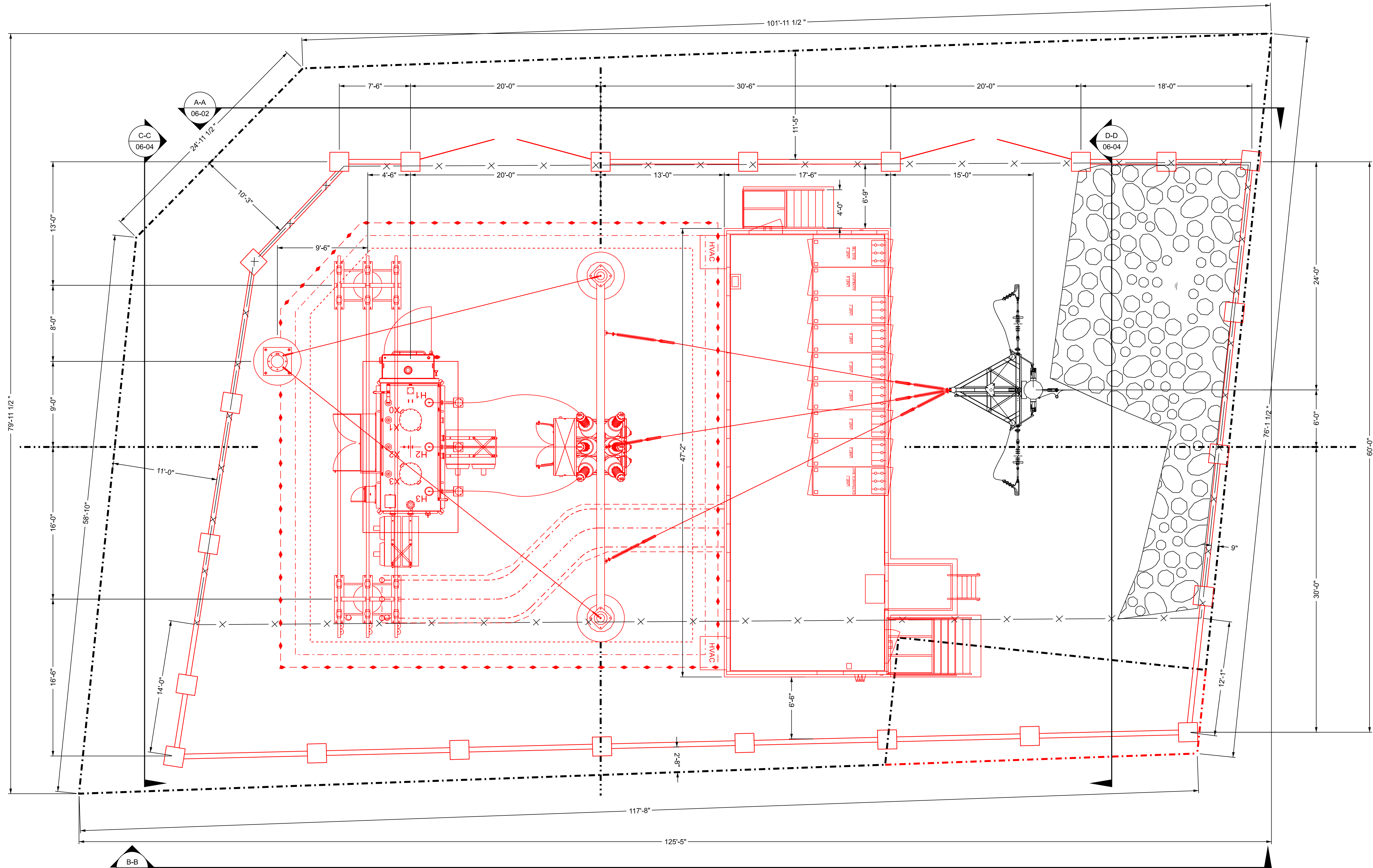
16025-02-01

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NO.	DATE	REVISION	BY	CHKD	APP'D
0	11-08-2024	ISSUED FOR SCOPE	ECI-JSS	ECI-RMM	AE-DCH



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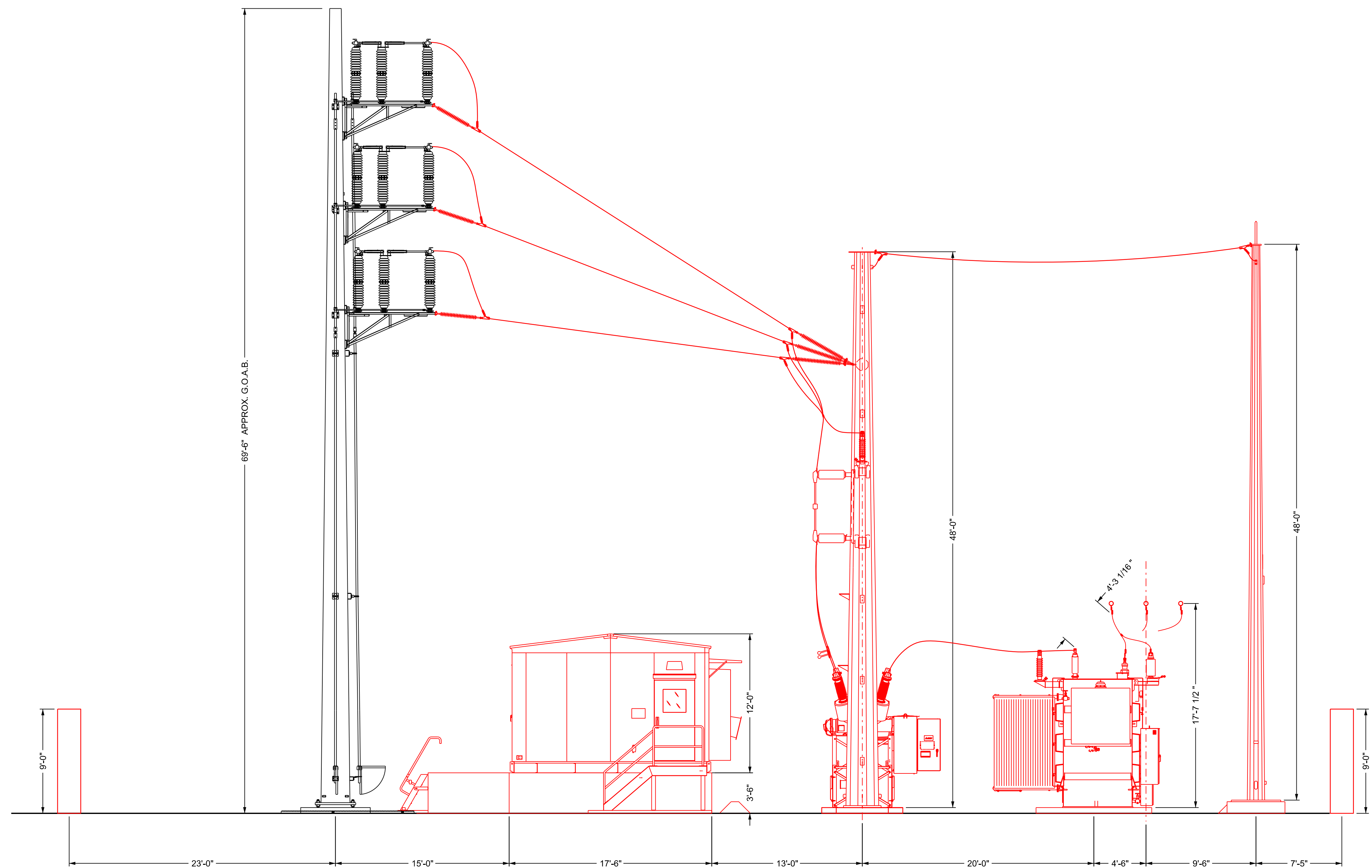
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NO.	DATE	ISSUED FOR SCOPE	BY
0	11-08-2024	ISSUED FOR SCOPE	ECH-JSS ECH-RMW AE-DCH
REVISION		BY	CHKD APV'D



WISCONSIN POWER AND LIGHT COMPANY
DOWNTOWN LAKE GENEVA SUBSTATION LAKE GENEVA, WI
SUBSTATION PLAN VIEW

SCALE: 3/16" = 1'-0" DWG. NO. 16025-06-01



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0	11-08-2024	ISSUED FOR SCOPE	ECH-JSS	ECH-RMW	AE-DCH
NO.	DATE	REVISION	BY	CHKD	APP'D

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WISCONSIN POWER AND LIGHT COMPANY
 DOWNTOWN LAKE GENEVA SUBSTATION LAKE GENEVA, WI
 ELEVATION VIEW A-A

SCALE: 3/16" = 1'-0"

DWG. NO.

16025-06-02



Date: 11-08-2024

ELEVATION VIEW B-B

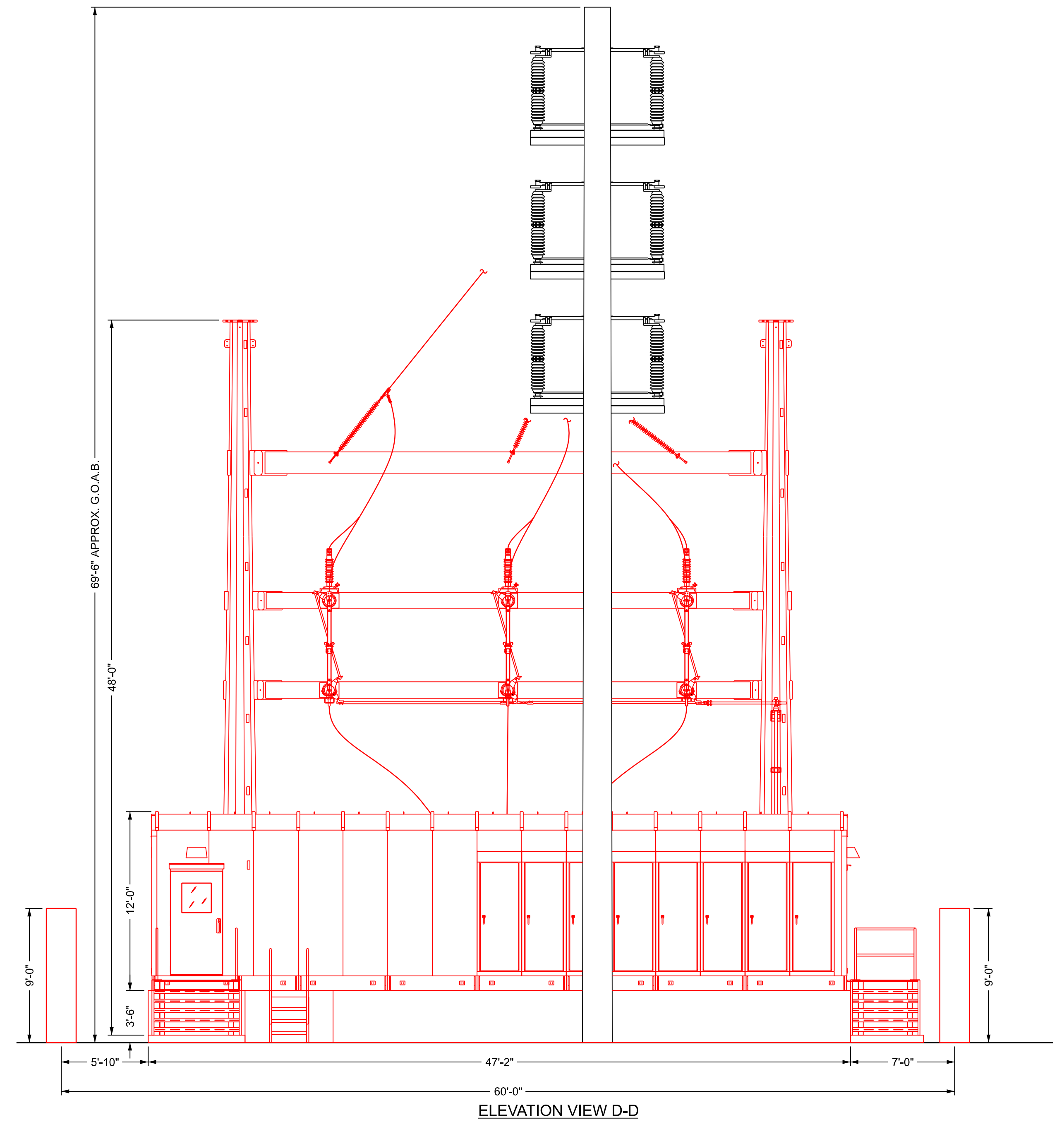
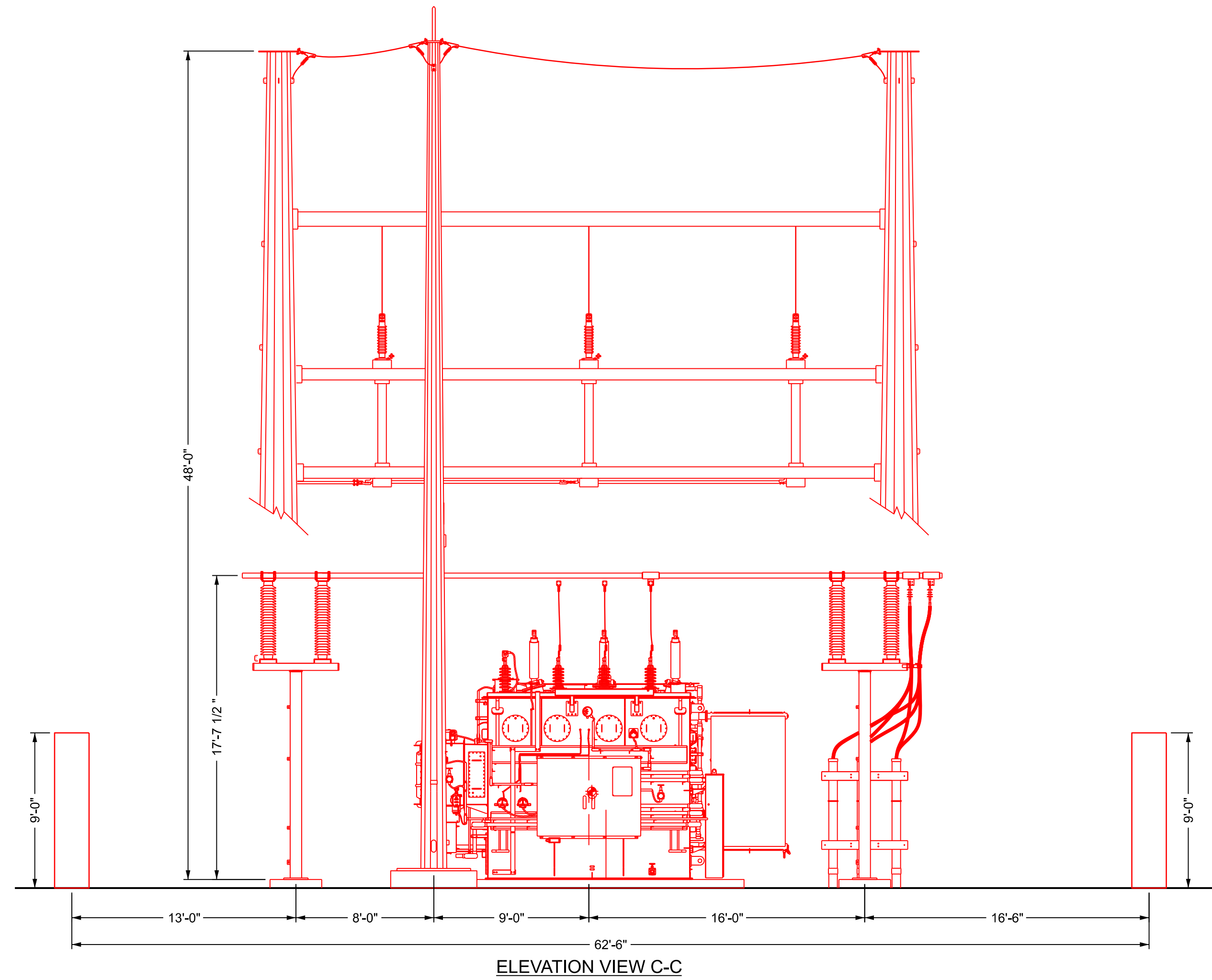
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WISCONSIN POWER AND LIGHT COMPANY
DOWNTOWN LAKE GENEVA SUBSTATION
LAKE GENEVA, WI
ELEVATION VIEW C-C & D-D

SCALE: 3/16" = 1'-0"

DWG. NO. 16025-06-04



